

DATE: July 9, 2020

APPROVED BY: David J. Radachy, Secretary



MINUTES OF THE LAKE COUNTY PLANNING COMMISSION

May 26, 2020

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.

The following members answered roll call: Messrs. Bernard (Alt. for Hamercheck), Brotzman, Perkovich, Reppert, Valentic (Chair) and VanBuren (Alt. for Cirino); and Mmes. Collise (Alt. for Young) and Kurt (Vice Chair).

Planning Commission Officers present were: Secretary Radachy.

Planning and Community Development Staff present were: Mr. Rose and Ms. Andrews (Recording Secretary).

Legal Counsel present was Assistant Prosecutor Harrison Crumrine.

Visitors present: David Kane, Alban Surveying Co. (Topic of Interest: West Jackson Street Estates); Timothy and Julie Leonard, 1717 W. Jackson Street (Topic of Interest: West Jackson Street Estates); Charlene Lorek, 1771 West Jackson Street (Topic of Interest: West Jackson Street Estates); Judy Mulhouser, 1730 West Jackson Street (Topic of Interest: West Jackson Street Estates); and Traci Salkiewicz, Lake County Engineer.

CALL TO ORDER

Chairman Valentic called the meeting to order at 5:31 PM.

ROLL CALL

Roll call was taken. There were seven (7) voting members present. There was a quorum. Mr. Radachy stated, for ease of record keeping, votes would be done by roll call vote.

MINUTES

Mr. Reppert moved and Ms. Kurt seconded the motion to approve the April 28, 2020 Minutes as written.

Mr. Radachy took a roll call vote as reflected below:

Mr. Bernard voted "Aye".
Mr. Brotzman voted "Aye."
Ms. Collise voted "Aye".
Ms. Kurt voted "Aye".
Mr. Perkovich voted "Aye".
Mr. Reppert voted "Aye."
Mr. VanBuren voted "Aye".

Motion passes.

FINANCIAL REPORT

April 2020 Financial Report

Mr. Radachy reported that expenses for the month of April involved costs associated with contract services, supplies and postage. He noted that there will likely be some budget cuts coming in the line items of travel, advertising and postage. Mr. Radachy stated that there was no revenue for the month of April. He noted that the anticipated revenue for May looks much better.

Mr. VanBuren moved and Ms. Collise seconded the motion to accept the April 2020 Financial Report as submitted.

Mr. Radachy took a roll call vote as reflected below:

Mr. Bernard "Aye".
Mr. Brotzman "Aye."
Ms. Collise voted "Aye".
Ms. Kurt voted "Aye".
Mr. Perkovich voted "Aye".
Mr. Reppert voted "Aye."
Mr. VanBuren voted "Aye".

Motion passes.

PUBLIC COMMENT

There was no public comment.

LEGAL REPORT

There was no Legal Report.

DIRECTOR'S REPORT

Mr. Radachy reported on the following:

- Census 2020
 - One of the highest responding counties in Ohio and the nation
 - Several counties with self-response rates in the range of 70 percent and a couple of census tracts in the 80 percent range
- Conferences/Workshops Cancelled Due to COVID-19
 - Northeast Ohio Housing Conference
 - Northeast Ohio Planning and Zoning Workshop
 - Cleveland Section has just announced they are cancelling their Planning and Zoning workshop as well

ANNOUNCEMENTS

There were no announcements.

Mr. Valentic asked Mr. Radachy for an update on opening up the County buildings.

Mr. Radachy stated that the County buildings are open by appointment only at this time. He briefly reviewed the COVID-19 protocol for entry to the building. Mr. Radachy stated that the County Administration Building likely will open back up on June 1.

SUBDIVISION REVIEW

Painesville Township – West Jackson Street Estates, Preliminary Plan, 5 Lots, 2.74 Acres

Mr. Rose presented the West Jackson Street Estates, Preliminary Plan noting there is a variance request attached. Mitchell Construction is the Developer and Alban Surveying Co. is the Engineer/Surveyor. Mr. Rose noted that the subdivision consists of five (5) sublots, with an average lot size of 0.417 acres, on 2.75 acres of land. He stated that the site and land to the north, east, and west is zoned R-1 (Single Family). Mr. Rose stated that land to the south is zoned R-4 (Multi-Unit Dwelling). He noted that there are currently two (2) single family homes on the site. Mr. Rose stated that there is a stream to the south of the project area, but the stream does not directly abut the site. He noted that both homes have existing sanitary sewer, central water and are connected to the utilities on Jackson Street.

Mr. Rose stated that the preliminary plan is proposing five (5) lots with a new cul-de-sac to access the site. He noted that the developer plans to remove the existing single family homes and both driveways, which provide access to Jackson Street. Mr. Rose stated that access to this subdivision would be via Denning Way, rather than Jackson Street. He noted that the preliminary plan meets the township zoning requirements, and the existing sanitary sewer line will be used to provide service to several of the lots. Mr. Rose stated that the applicant is also proposing drainage easements along the eastern and southern sides of the property as well as between Lots 3 and 4, which access to the south in the stormwater management area behind Lots 3, 4,

and 5. He noted that no additional stormwater systems, such as gutters and curbing with drains, are being proposed. Mr. Rose noted that he believes the soil type and orientation of the property is sufficient for proper stormwater drainage.

Mr. Rose stated that the property was the subject of a zoning request change in 2019, i.e. rezoning the property from R-1 (Single Family) to R-3 (Duplex), to allow for construction of fee-simple duplexes and the construction of a road. He noted that staff did not feel that the proposed zoning change fit with the surrounding area, which is nearly all single family homes. Mr. Rose stated that the Planning Commission concurred with staff and recommended the property remain zoned in the R-1 District.

DESIGN STIPULATIONS:

1. This development requires 11 foot lanes. *Art. IV, Section 3(D)(Table 1)*
 - a. Road Does not have concrete curbs and gutters with asphalt driving surface.
Painesville Township Trustees
 - b. Road lane width is only 10 feet while Painesville Township desires 12-foot lanes.
Painesville Township Trustees
2. No block on a major street or collector shall be less than 500 feet. *Art IV, Section 3(G)(2)*
3. There are no storm sewers proposed on the plans. It is recommended that storm sewers and catch basins be constructed to drain roadway water and convey it to the stormwater practices. *Lake County Storm Water Management*

DESIGN COMMENTS:

1. Fire hydrants shall be required at the entrance and end of all cul-de-sacs 400 feet in length or longer. There is not a hydrant located at the entrance of the subdivision.
Art. V, Section 9(A)

TECHNICAL STIPULATIONS:

1. Until plats and plans for the subdivision are approved, properly endorsed and recorded, no improvements such as sidewalks, water supply, storm sewers, sanitary sewerage facilities, gas service, electric service or lighting, grading, paving or surfacing of streets shall hereafter be made by the owner or owners or his or their agent, or by any public service corporation at the request of such owner or owners or his or their agent. *Art. I, Sec 4, B*
2. A Storm Water Pollution Prevention Plan must be prepared for erosion and sediment control. Effective March 1, 2000, an approved Erosion and Sediment Control (ESC) Plan shall be submitted after the approval of the Preliminary Plans and obtained prior to the approval of the Improvement Drawings by the Lake County Planning Commission (Section 5 of the Lake County Erosion and Sediment Control Rules,

adopted 12/21/99). ESC Plan approvals shall be obtained through the Lake County Soil and Water Conservation District. *Art. IV, Sec. 3, E - Art. IV, Sec. 3, F - Art. V, Sec. 4, A - Art. V, Sec. 4, B - Art V, Sec. 4, C*

3. Any subdivision with a preliminary plan filed after 1/27/04 will be required to provide a three-year maintenance bond or surety when the subdivision goes into the maintenance phase. *Article V Section 8(D)*
4. Geotechnical report and infiltration data will need to be provided to verify on site soils have adequate infiltration capabilities for storm water management. *Lake County Storm Water Management*
5. Site's stormwater management practices to meet County's and NPDES Construction General Permit standards. Basins should have emergency spillways to pass storms in excess of 100 year. *Lake County Storm Water Management*
6. Compaction and disturbance to be avoided at proposed infiltration basin locations to maintain soil characteristics. *Lake County Storm Water Management*
7. Lots to have access to swales or drainage feature to convey water to stormwater practices. *Lake County Storm Water Management*
8. The pavement depth shall be determined prior to final approval of the improvement plans. *LC Engineer*
9. Improvement Plans are subject to detailed review and comment by the Lake County Engineer's Office. *LC Engineer*
10. Improvement Plans are subject to detailed review and comment by the Lake County Sanitary Engineer's Office. *LC Engineer*

TECHNICAL COMMENTS:

1. What kind of houses are proposed to be built? (Basements, slabs?). *Lake County Storm Water Management*
2. The address for PPN 11-A-016-I-00-013-0 is 1725 W. Jackson Street rather than 1275 W. Jackson Street. *LC Engineer*

Staff recommends approval of the West Jackson Street Estates Preliminary Plan with the incorporation of all stipulations and comments.

Mr. Radachy noted that Mr. Rose will also present the proposed variance request at this time, and then the board will consider approval of the Preliminary Plan. He stated that if the board approves the Preliminary Plan, then approval of the variance request relative to the short block may be considered.

Painesville Township – West Jackson Street Estates Variance to Article IV, Section 3

Mr. Rose presented the West Jackson Street Estates, Variance to Article IV, Section 3(G)(2). The variance was brought by Painesville Township and initiated by Mitchell Daniels of DD Mitchell Construction. He noted that the developer has requested a variance as Lake County Subdivision Regulations require a block length of at least 500 feet. Mr. Rose stated that the distance between Nye Road and Waldorf Drive is 797.4 feet. He stated that the road is required to be at least 500 feet from Nye Road and 500 feet from Waldorf Drive. Mr. Rose stated that Nye Road is more heavily traversed and connects Mentor Road to Jackson Street. He stated that having the proper block length is more preferable to Nye Road than Waldorf Drive.

REVIEW AGENCIES COMMENTS:

1. The roadway is sub-standard and therefore does not merit consideration for a 43% variance in the distance to Waldorf. *Painesville Township Trustees*
2. While the distance between the proposed Denning Way and Waldorf Drive to the east does not satisfy the required block length of 500', it does remove two residential drive access points and replaces it with one controlled access point. Therefore, the increase in traffic is less impactful than if five (5) individual residential lots were constructed with driveways on W. Jackson Street. *Lake County Engineer*

EFFECT ON PUBLIC INTEREST:

1. The reduced distance impacts the flow of traffic on Jackson Street.

EFFECT ON IMPAIRING INTENT AND PURPOSE OF REGULATIONS:

1. The reduced distance impacts the flow of traffic on Jackson Street.

EFFECT ON DESIRABLE DEVELOPMENT OF NEIGHBORHOOD AND COMMUNITY:

1. As noted by the Lake County Engineer Staff, the new road would eliminate two driveways and the traffic entering Jackson Street would be entering the road forward as opposed to backing out on to Jackson Street.

OTHER INFORMATION:

1. Nye Road is an original Painesville Township Road and Waldorf Drive was recorded in 1956. Waldorf Drive was not approved by the Lake County Planning Commission.
2. Additional driveways can also be eliminated.

Staff recommends approval of the West Jackson Street Estates Variance to Article IV, Section 3 with conditions.

Mr. Reppert asked if the two (2) existing single family homes are currently occupied.

Mr. Rose stated that the homes are owned by the same party.

Mr. Radachy stated that both of the homes are rental properties, are currently under a lease contract, and are occupied at this time. He noted that the leases will have to be terminated with the occupants of the rental homes before they could be torn down.

Mr. Brotzman asked about ownership of the utility easement along the east side of Denning Way on the Waldorf Drive side.

Mr. Radachy stated that easement is part of Sublot 5, and the owner of Sublot 5 would be required to maintain the property in that easement area. He noted that all five (5) owners could share the responsibility of maintaining the easement.

Mr. Brotzman asked if it the easement was twelve (12) feet.

Mr. Radachy confirmed this to be the case.

Mr. Valentic asked if a wetlands delineation was completed on the property; and if not, would a wetlands delineation be required for final approval.

Mr. Radachy stated that a wetlands delineation conducted in April 2020 concluded that there are no wetlands within the study area.

Mr. Kane, Alban Surveying Co., asked if an 11-foot lane width would be acceptable.

Mr. Radachy confirmed this to be the case.

Mr. Kane commented that the soils on the site are well drained, and there is minimal stormwater runoff. He noted that the surrounding grassy areas also will help with drainage. Mr. Kane stated that the final design will include a discharge to the south, and he intends to work with Lake County Stormwater Management Department to achieve the best result for discharge of said stormwater runoff. Relative to the fire hydrant comment, Mr. Kane noted that there is a fire hydrant in the common lots line of Lots 1 and 2, which can easily cover 300 feet of distance for Lots 4 and 5. He noted there is also a fire hydrant directly across from Denning Way.

Mr. Radachy clarified that stipulations must be adhered to and comments are things that are recommended but not required. He stated that staff is mentioning the fire hydrant rule of one at the beginning of the cul-de-sac, and one at the end of the cul-de-sac; but it is a comment, not a stipulation.

Ms. Julie Leonard, 1717 West Jackson Street, stated that the proposed development is to the east of her property and her elderly father, Steven Reho (1725 West Jackson Street) is her neighbor. She noted that her father's property is located behind the proposed Denning Way. Ms. Leonard stated that she has reviewed the development plans and she is present this evening representing herself and her father. She stated that there appears to be only 25 feet between her father's property and the proposed development. Ms. Leonard inquired as to whether a determination has been made regarding whether the homes will be built and sold or built and rented. She stated that the property itself and the rental homes that exist now are not well maintained.

Mr. Radachy stated that the land Ms. Leonard is referencing between her father's property line and the proposed development is fee simple, with the easement previously discussed. He noted that the property in the easement will be owned and maintained by the owner of Sublot 5. Mr. Radachy stated that the owner of Sublot 5 can do whatever he wants with the easement property, and he will have to mow said property based on regulations. Mr. Radachy stated that he is unsure whether Painesville Township has nuisance abatement regulations regarding cutting grass and recommended that Ms. Leonard contact Painesville Township officials for clarification. Relative to whether the homes will be owner-occupied or rentals, Mr. Radachy stated that lots can be sold, houses can be built, and people can sell or rent the homes. He noted that the role of the Planning Commission is to determine whether lots meet minimum zoning and subdivision standards.

Ms. Leonard stated that some of the soil is sandy, which drains well; but the back end of the property is Barton Creek. She noted that there has been an ongoing discussion for some time regarding water retention and drainage. Ms. Leonard stated that she does not believe soil sampling was done in the back of the property where it is very wet.

Mr. Radachy stated that Lake County Engineer and Lake County Stormwater Management Department are responsible for ensuring that water runoff does not increase. He noted that the preliminary plan is merely a first step in a fairly long process. Mr. Radachy stated that the developer has indicated he will be working closely with the Lake County Stormwater Management Department to ensure that the detention ponds and storm system are performing the way they are intended. He stated that, once the developer receives preliminary plan approval, the engineering work and collaboration with the various Lake County departments can begin.

Ms. Leonard stated that she believes the process is backward.

Ms. Traci Salkiewicz, Lake County Engineer, stated that preparation of a Storm Water Pollution Prevention Plan is one of the technical stipulations. She stated that all required studies will be reviewed by the Lake County Engineer and Lake County Stormwater Management Department prior to approval. Ms. Salkiewicz stated that the final plan will not be approved without some kind of stormwater basin. She concurred with Mr. Radachy that this is just the first step in a lengthy and thorough process. Ms. Salkiewicz stated that there are still studies and design plans that need to be submitted and reviewed.

Ms. Leonard asked if there would be future meetings that the public can join.

Mr. Radachy confirmed this to be the case. He briefly reviewed the entire process.

Ms. Leonard stated the immediate area around the property has older housing and some century homes with century plaque certification. She asked if this is being considered when proposing new development in a historical section of the township.

Mr. Radachy stated that Painesville Township Zoning is responsible for determining these things. He stated that there is no architectural review, and the developer can construct any type of house. Mr. Radachy stated that the homes do not need to look like anything around them, and there is no way of specifying that a particular type of home be constructed.

Mr. Leonard asked if there was a minimum lot size.

Mr. Rose stated that the minimum lot size for Painesville Township is 15,000 square feet.

Mr. Leonard stated that the lots on Jackson Street are half acre lots or better.

Mr. Radachy stated that the proposed plan meets the minimum lot size requirements for Painesville Township.

Mr. Valentic stated that minimum lot size is determined by Painesville Township zoning.

Mr. Leonard asked for the specific lot sizes for all five (5) lots.

Mr. Rose reviewed the lot sizes for all five (5) lots.

Mr. Leonard asked if there was a house square footage minimum requirement.

Mr. Rose stated that minimum building size information is not contained in the Painesville Township zoning text.

Mr. Radachy stated that dwelling sizes are not something that the Planning Commission manages.

Ms. Leonard stated that she is concerned that new development will negatively impact the elegance of her neighborhood and cause traffic issues. She stated that Barton Creek is also a problem that will get worse with more drainage and stormwater runoff. Ms. Leonard stated that she is concerned that her property will be devalued and does not want the variance to be approved.

Ms. Charlene Moore, 1771 West Jackson Street, stated that she has lived in her home for thirty (30) years. She asked that the Planning Commission take a long, hard look at this proposed plan. Ms. Moore noted that she has seen this developer push things to the limit and asked that the Planning Commission ensure that everything is followed to the letter. She expressed her faith in the Planning Commission Board that this project will be done correctly.

Ms. Judy Mulhouser, 1730 West Jackson Street, stated that she experiences flooding when rainfall is under an inch. She stated that she has pictures of the flooding. Ms. Mulhouser stated that she is very concerned that with more driveways and houses, there will be less places for the water to go except downhill into her and her neighbor's yards.

Mr. Brotzman asked for clarification about the fencing on both side lots.

Mr. Radachy stated that the 6-foot wood fence and then a 6-foot chain link fence runs along the Waldorf property to the east and the 4-foot chain link fence shown is the existing fence along the Nye Road property.

Mr. Brotzman stated that he is empathetic to the residents' concerns as it appears that there is only nine (9) feet from the property line to the existing houses on both sides.

Mr. Radachy briefly reviewed the procedure for denial or approval with the Board.

Mr. Brotzman asked if traffic studies are required for a block length variance.

Mr. Radachy stated that block length variances do not require traffic studies.

Mr. Brotzman asked if the board could make traffic studies a request.

Mr. Radachy stated that a review was performed by the Lake County Engineering Department staff, and it is believed that replacement of two (2) driveways with a street is a better scenario than traffic studies. He noted that staff has no issues with the block length variance.

Ms. Salkiewicz stated that traffic impact studies are generally conducted when the traffic pattern involves more than 100 vehicles in an hour. She noted there is low volume in this particular area and said volume is well below the threshold that would require the need for traffic impact studies and/or turning lanes.

Mr. Brotzman and Ms. Collise requested that the stipulations and comments be read for the visitors.

Mr. Rose read the Stipulations and Comments.

Mr. Perkovich moved and Mr. Reppert seconded the motion to approve the Painesville Township West Jackson Street Estates Preliminary Plan with the incorporation of all stipulations and comments.

Mr. Radachy took a roll call vote as reflected below:

Mr. Bernard "Aye".
Mr. Brotzman "Aye."
Ms. Collise voted "Aye".
Ms. Kurt voted "Aye".
Mr. Perkovich voted "Aye".
Mr. Reppert voted "Aye".
Mr. VanBuren voted "Aye".

Motion passes.

Mr. Perkovich moved and Mr. Bernard seconded the motion to approve the Painesville Township West Jackson Street Estates Variance to Article IV, Section 3(G)2, with conditions.

Mr. Radachy took a roll call vote as reflected below:

Mr. Bernard "Aye".
Mr. Brotzman "No".
Ms. Collise voted "No".
Ms. Kurt voted "No".

Mr. Perkovich voted "Aye".
Mr. Reppert voted "Aye".
Mr. VanBuren voted "No".

Motion does not pass.

SUBDIVISION ACTIVITY REPORT

Mr. Radachy reported on the following subdivision activity during the past month:

- Quail Hollow 10 – Phase 1B, Concord Township
 - May be starting soon
 - Mr. Radachy working out details for developer to use the road extension to meet their turnaround requirement
- Stone Ridge Estates – Phase 3, Concord Township
 - Variance request was approved and signed off by Lake County Engineer and Lake County Soil and Water Conservation District
 - Construction may begin

LAND USE AND ZONING REVIEW

Concord Township – Proposed Zoning Text Amendments to Sections 5 and 15.04, and Tables 15.04-1 and 15.02-1 (Resubmitted from Concord Township)

Mr. Radachy stated that as of May 20, staff has not received any additional information from Concord Township regarding the proposed zoning text amendments. He noted that the board could leave the matter on the table, or take the matter from the table, discuss the same as presented thus far, and vote on the matter this evening.

Ms. Kurt moved and Mr. Brotzman seconded the motion to take the Concord Township – Proposed Zoning Text Amendments to Sections 5 and 15.04, and Tables 15.04-1 and 15.02-1 matter from the table.

All voted "Aye".
Motion passes.

As a review, Mr. Rose stated that the proposed zoning text amendments were brought by Concord Township and initiated by Hillshire Woods Condominium Association. He outlined the major points of the proposed district amendment to include the following:

AMENDMENT SUMMARY

- Revising the definitions of "frontage"; "lot"; and "street, private". Amending dwelling Attached Single Family.
- Revising Section 15.04 by allowing frontage to be along a private street.
- Adding a minimum lot acreage for R-3 dwelling, attached – with public sanitary sewer.

- Adding minimum lot width of 26 feet for R-3 Lots.
- Adding minimum project width of 200 feet for R-3 Projects.
- ~~Revising term "Principal Building Dwelling" to "Principal Buildings and Detached Dwellings" in Minimum Side Yard on Table 15.04 1.~~ The applicant eliminated this.
- Adding "Between Attached Single Family Dwellings within a building" as term to the minimum side yard and giving it a distance of 0 feet.
- Adding new minimum dwelling sizes of 800 square feet for a one bedroom, one story dwelling, 1,150 square feet for 1 ½ story building and 1,300 for a two-story dwelling.
- Adding Dwelling, Attached Single Family as a permitted use.

STAFF COMMENTS

- Lake County Subdivision Regulations define Private Street or Road as a street or road, including a new easement of access, subject to platting in accordance with these regulations and held in private ownership, for which the state, county, or township shall not assume any maintenance responsibility. The construction of a private street or road shall conform to the rules, standards, and specifications for road improvements adopted by the Board of County Commissioners pursuant to O. R. C. 711.101.
- The proposed definitions in Section 5 will affect all zoning districts. Lots in R-1, R-4, R-8 and all of the non-residential districts will be allowed to be on private streets.
- Any fee simple lots and private streets will be required to follow subdivision regulations including but not limited to right-of-way width, block length, cul-de-sac length and utility easements. These developments will be required to be approved by the Lake County Planning Commission.
- Private streets are not required to be used to interconnect subdivisions. Allowing private streets may cause issues for interconnection of developments in the future.
- Painesville Township has allowed single family detached houses, fee simple on private streets. But the streets themselves are in blocks owned by the Homeowners associations. The blocks are similar size to rights of way or have variances.
- The proposed regulations on cover lot size, width and sideline clearance for fee simple lots for attached Single Family. It does not cover front or rear setbacks or setbacks for accessory structures. It does not cover distance between accessory structures and principal structures.
- Currently, there are townhouses in R-3, are they defined as multi-family?

- Number of units per building for attached single family is not defined in density. Multi-family buildings have three to eight units.

STAFF RECOMMENDATIONS

- Do not make the change:
 - The regulations are not written clearly. Some of the language is very confusing and may be difficult to enforce. It may create loop holes in the regulations.
 - The proposed changes in the definitions will allow for lots on private streets in other districts besides R-3.
 - It is missing important standards such as front setback, rear setback, setbacks for accessory structures, distance between principal building and accessory building and number of units per building.

Staff does not recommend approval of the proposed zoning text amendments.

Ms. Kurt moved and Mr. Perkovich seconded the motion to approve the zoning text amendments.

Mr. Radachy took a roll call vote as reflected below:

Mr. Bernard "No".
Mr. Brotzman "No."
Ms. Collise voted "No".
Ms. Kurt voted "No".
Mr. Perkovich voted "No".
Mr. Reppert abstained.
Mr. VanBuren voted "No".

Motion does not pass.

REPORTS OF SPECIAL COMMITTEES

There were no reports of special committees.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

There was no New Business.

PUBLIC COMMENT

There was no further public comment.

ADJOURNMENT

The May 26, 2020 meeting of the Lake County Planning Commission was adjourned at 6:51 P.M. by consensus.