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| DATE: | September 21, 2022 |
| APPROVED BY: | David J. Radachy, Secretary |



**MINUTES OF THE LAKE COUNTY PLANNING COMMISSION**

**August 30, 2022**

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 and were present at 105 Main Street, Painesville Ohio: Messrs. Bernard (Alt for Hamercheck), Brotzman (joined the meeting at 5:32 PM), Reppert, Siegel, Valentic, and Veselko (Vice Chair) and Mmes. Cossick and Kurt.

Planning Commission Officers present were: Secretary Benton.

Planning and Community Development Staff present was: Mr. Radachy (Director), Alanna Ciancibello (Planner), and Ms. Andrews (Recording Secretary).

Visitors present: There were no visitors present.

**CALL TO ORDER**

Ms. Kurt called the meeting to order at 5:30 P.M.

**ROLL CALL**

Roll call was taken. There were seven (7) voting members present. There was a quorum.

**MINUTES**

Mr. Reppert moved and Mr. Bernard seconded the motion to approve the July 26, 2022 Minutes as written.

All voted “Aye”.

Two (2) abstained.

Motion passes.

Mr. Brotzman joined the meeting at 5:32 PM

**FINANCIAL REPORT**

July 2022 Financial Report

Mr. Radachy reported that expenses for the month of July 2022 involved costs associated with advertising/printing, contract services, and postage. He reported that revenue for the month of July 2022 was $300 in lot split fees. Mr. Radachy stated that year-to-date revenue is $10,640.

Mr. Reppert moved and Mr. Siegel seconded the motion to accept the July 2022 Financial Report, as submitted.

All voted “Aye.”

Motion passes.

**PUBLIC COMMENT**

There was no public comment.

**LEGAL REPORT**

There was no Legal Report.

**DIRECTOR’S REPORT**

Mr. Radachy reported that Staff has been assisting the Commissioners with the following matters:

* Madison Township has requested a portion of Loveland Road off Ford Road be vacated; The Public Hearing on that road vacation was held today, August 30, 2022
* Lake County Engineer requested that the portion of River Road that used to connect to Route 84 be vacated, which is part of the Vrooman Road Project; The Public Hearing on that road vacation will be held September 15, 2022
* ODOT is buying easements for a road widening; Lake County owns several parcels of land along the route; Staff is assisting the County Administrator relative to ODOT’s procurement of said easements

Mr. Reppert asked for clarification as to whether the widening project would enable four (4) lanes.

Mr. Radachy stated that there will only be two (2) lanes, but they will be much wider than they are currently. He noted that turning lanes are also being added at various intersections along the route.

**ANNOUNCEMENTS**

Mr. Radachy announced that the APA Ohio Cleveland Planning and Zoning Conference will be held on Tuesday, October 11, 2022 at Maxine Goodman Levin College of Urban Affairs in downtown Cleveland.

**SUBDIVISION REVIEW**

**Quail Hollow No. 12 – Concord Township, Withdraw of Plat Approval**

Mr. Radachy stated that the Quail Hollow No. 12 – Final Plat and Improvement Plans Resubmission was tabled at the request of the developer, Bill Martin, President of W.R. Martin, Inc., in August of 2021. He noted that Mr. Martin had requested the matter be tabled as the Lake County Engineer denied the improvement plans and required that said plans be completely redone. Mr. Radachy stated that he is in receipt of an email (attached) from Mr. Martin dated August 24, 2022, wherein he requests to formally withdraw his application for subdivision approval for Quail Hollow No. 12. In his email, Mr. Martin states that much has changed since this subdivision was first proposed in 2007; and he would like to review the design for its relevance to today’s market and current regulations.

Mr. Siegel moved and Mr. Valentic seconded the motion that the Quail Hollow No. 12 – Final Plat and Improvement Plans Resubmission be removed from the table and officially withdrawn at the request of the Developer, Mr. Bill Martin.

All voted “Aye.”

Motion passes.

**Subdivision Activity Report**

Mr. Radachy reported on the following matters:

* Riverwood Village Phase 4 was recorded
* McKinley Crossing Variance Plans were accepted, and grading will begin soon
* Azalea Ridge Farms Improvement Plans were accepted, and construction will begin soon
* Villas at Canterwood Estates Phase 2 – The Developer opted to continue with getting his improvement plans finalized rather than pursue the variance route; The improvements plans are currently at the Sanitary Engineer for review

**LAND USE AND ZONING REVIEW**

**Concord Township – Zoning District Amendment – 10.93 Acres Along Concord Hambden Road THN to R-1**

Mr. Radachy stated that the proposed district amendment of 10.93 acres along Concord Hambden Road from THN (Town Hall Neighborhood) to R-1 (Residential) was initiated by Concord Township Zoning Commission. He noted that the site is zoned THN, land to the north and south is zoned R-1, land to the east is zoned R-1 and THC (Town Hall Commons), and land to the west is zoned M (Manufacturing). Mr. Radachy stated that the site is vacant, there is residential use to the north, east, and south; and land to the west contains office and manufacturing facilities. He noted that there is no recommendation for this property in the 2015 Comprehensive Plan.

He reviewed the following major points of the proposed zoning district amendment, to include the following:

**STAFF COMMENTS**

* Staff recommended rezoning this parcel to R-1 and deleting the THN district all together in February 2022.
* This area was zoned THN sometime between 2004 and 2014. It has been vacant since before then.
* The parcel is not serving any purpose as a town hall neighborhood area and all other parcels that were zoned THN have since been rezoned to R-1.
* This will eliminate the last THN parcel and therefore eliminate the district.

**STAFF RECOMMENDATION**

Make the district change to rezone this parcel to R-1 and to eliminate the Town Hall Neighborhood district.

**Concord Township – Zoning Text Amendments to Sections 6, 11, 13, 14, 22, 30, 34, 36, 37, and 38 Deleting THN as a Zoning District**

Mr. Radachy stated that the proposed text amendment was initiated by Concord Township Zoning Commission. He reviewed the major points of the proposed zoning text amendments, to include the following:

**AMENDMENT SUMMARY**

* Amending all sections that mention and include the Town Hall Neighborhood district.
* Eliminating the Town Hall Neighborhood district all together

**STAFF COMMENTS**

* Staff recommended rezoning this parcel to R-1 and deleting the THN district all together in February 2022.
* All other THN zoned parcels have been rezoned to R-1

**STAFF RECOMMENDATIONS**

* Amend the sections and eliminate the THN district

Mr. Siegel moved and Ms. Cossick seconded the motion to accept staff’s recommendations to approve the Concord Township – Zoning District Amendment – 10.93 Acres Along Concord Hambden Road THN to R-1 **and** the Concord Township – Zoning Text Amendments to Sections 6, 11, 13, 14, 22, 30, 34, 36, 37, and 38 Deleting THN as a Zoning District.

All voted “Aye.”

Motion passes.

**Madison Township – Zoning District Amendment – 0.75 of an Acre from P-1 to R-4**

Mr. Radachy stated that the proposed district amendment of 0.75 of an Acre from P-1 (Professional Business) to R-4 (Multiple Dwelling) was initiated by Residences of Madison, LLC. He noted that the site is zoned P-1, land to the north is zoned R-4, land to the south is zoned R-2 (Single Family), land to the east is zoned R-2 and A-R (Agricultural Residential), and land to the west is zoned R-2 and B-1 (Neighborhood Business). Mr. Radachy stated that the site is vacant, there is multiple dwelling residential use to the north, agricultural use to the east, single family residential use to the south, and single family and business use to the west.

He reviewed the following major points of the proposed zoning district amendment, to include the following:

**COMPREHENSIVE PLAN**

* According to the comprehensive plan, this parcel (including the small section in the front zoned as P-1) and the majority of surrounding parcels are proposed single family residential.
* The zoning map shows that the parcels to the north are all zoned multiple dwelling.
* The P-1 zoning district was created for office uses and smaller, non-intrusive retail and commercial uses that have to maintain hours and operations similar to office uses.
* It may also serve as a transitional district between single family districts and other commercial and manufacturing districts.
* This small section of this 8.17 acre parcel is not serving that purpose.

**STAFF NOTES**

Based on the comprehensive plan and zoning codes and definitions, this P-1 zoned area does not serve as an office area or a transitional zone between residential and commercial or manufacturing districts since it is between just residential districts.

**STAFF RECOMMENDATION:**

Since this P-1 area is not serving that purpose and the remainder of the parcel and the parcels to the north are zoned R-4, the change should be made.

Ms. Kurt inquired as to whether there are plans to put apartments on the site.

Mr. Radachy confirmed this to be the case.

Mr. Brotzman stated that the site is a wet piece of ground, therefore, drainage should be carefully considered once the property is ready to be developed.

Mr. Radachy stated that there is likely wetlands in the wooded areas.

Mr. Brotzman moved and Mr. Siegel seconded the motion to approve the Madison Township – Zoning District – 0.75 of an Acre from P-1 to R-4.

All voted “Aye.”

Motion passes.

**REPORTS OF SPECIAL COMMITTEES**

**Land Use and Zoning Committee**

Mr. Radachy stated that LUZ members from Madison Township and Perry Township were up for re-appointment. He noted that Chris Bernard and Lora Diak from Madison Township, and Mark Welch and Aven Malec from Perry Township accepted re-appointment. Mr. Radachy stated that both townships recommended that the members continue. He noted that Steve McKee from Leroy Township resigned from the committee in January 2022. Mr. Radachy stated that Leroy Township suggested Sharon Noewer to replace Mr. McKee for the remainder of his term, which is two (2) years.

**CORRESPONDENCE**

There was no Correspondence.

**OLD BUSINESS**

There was no Old Business.

**NEW BUSINESS**

Planning Commission Board Appointments

Mr. Radachy stated that there were two (2) appointments made to the Planning Commission: Hiram Reppert (Concord Township) and Pamela Kurt (Regular Member). He noted the term for Mr. Perkovich (City of Mentor) has ended. Mr. Radachy stated that since Mentor has not yet submitted their list of appointments, the Planning Commission Board is currently at ten (10) members.

Geraldine Hausch Resolution

Mr. Radachy read a Resolution Respect and Honoring for Geraldine Hausch (attached) from the Lake County Planning Commission. He noted that once all board members sign the resolution, it will be given to Ms. Haush’s children.

**PUBLIC COMMENT**

There was no further public comment.

**ADJOURNMENT**

The August 30, 2022 meeting of the Lake County Planning Commission was adjourned at 6:00 P.M. by consensus.