



DATE:	March 7, 2025
APPROVED BY:	Rhea Benton, Secretary

MINUTES OF THE LAKE COUNTY PLANNING COMMISSION

January 28, 2025

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. Beverage (5:36 PM), Phares (Alt. for Regovich), Reppert, Schreiber (Alt. for Siegel), Varga, and Veselko (Chair) and Mmes. Cossick and Kurt.

Planning Commission Officers present were: Secretary Benton.

Planning and Community Development Staff present were: Mr. Radachy (Director) and Mrs. Andrews (Recording Secretary).

Visitors present: Jeanette Veselko.

CALL TO ORDER

Chairman Veselko called the meeting to order at 5:30 P.M.

ROLL CALL

Roll call was taken. There were six (6) voting members present. There was a quorum.

ELECTION OF OFFICERS

The Nominating Committee (Mr. Reppert, Mr. Varga, and Mr. Schreiber) provided a report on their efforts. A proposed slate of Officers for the 2025 Board of the Lake County Planning Commission was presented, as follows: Mr. Rudy Veselko (Chair), Ms. Amy Cossick (Vice Chair), and Ms. Rhea Benton (Secretary). All nominees agreed to serve in their respective offices.

Mr. Reppert moved and Mr. Varga seconded the motion to accept the slate of Officers for the Lake County Planning Commission Board for 2025, as presented by the Nominating Committee.

All voted "Aye."
Motion passes.

2025 MEETING DATES AND TIMES

Mr. Radachy presented the proposed 2025 meeting dates and times noting a suggested departure from the normal meeting week for the months of June 2025 (June 24, 2025) and December 2025 (December 16, 2025).

Mr. Reppert moved and Mr. Varga seconded the motion to accept the proposed meeting dates and times for 2025.

All voted "Aye".
Motion passes.

MINUTES

Mr. Reppert moved and Mr. Varga seconded the motion to approve the November 26, 2024 Minutes as written.

All voted "Aye."
Motion passes.

FINANCIAL REPORTS

November 2024 Financial Report

Mr. Radachy reported that expenses for the month of November 2024 included costs associated with Contract Services, Advertising and Printing, and Postage. He reported that revenue for the month of November 2024 was \$17,110 in subdivision permits and \$150 in lot split fees.

Mr. Reppert moved and Mr. Phares seconded the motion to approve the November 2024 Financial Report.

All voted "Aye."
Motion passes.

MR. BEVERAGE ARRIVED AT 5:36 PM

December 2024 Financial Report

Mr. Radachy reported that there were no expenses for the month of December 2024. He reported that revenue for the month of December 2024 was \$150 in lot split fees.

Mr. Schreiber moved and Ms. Cossick seconded the motion to approve the December 2024 Financial Report.

All voted "Aye."
Motion passes.

2024 Year-End Financial Report

Mr. Radachy reported that 2024 expenses were \$3,467.57, which is under the budgeted amount by about 25 percent. He stated that Year-to-Date Revenues total \$41,950, which is an increase of about 30 percent.

Mr. Varga moved and Mr. Schreiber seconded the motion to approve the 2024 Year-End Financial Report.

All voted "Aye."
Motion passes.

PUBLIC COMMENT

There was no Public Comment.

LEGAL REPORT

Mr. Radachy reported that HB 257 was signed by the Governor. He noted that certain boards are allowed to meet virtually. Mr. Radachy stated that the Prosecutor's Office is reviewing this law to see if it applies to the Planning Commission. He stated that the Prosecutor's office has reviewed four (4) plats for the Planning Commission and the Commissioners; three (3) subdivisions, and one (1) vacation plat.

DIRECTOR'S REPORT

Mr. Radachy reported that staff has been helping Leroy Township with their Comprehensive Plan update, which is coming to a close. He noted that staff has also been helping Madison Township with their Comprehensive Plan update, and there has been a request from North Perry Village to assist with updates to their Comprehensive Plan. Mr. Radachy stated that staff was named Interim Assistant Zoning Inspector for Fairport Harbor. He noted that they are actively looking for new inspector, but it is slow going. Mr. Radachy reported that several RFPs have been received and interviews conducted for a contractor for the Lake County Comprehensive Plan noting that an announcement regarding the selected consultant soon. He reported that Lake County SWCD, Lake County Development Authority, and Lake County Planning & Community Development were awarded a Coastal Resilience Grant. Mr. Radachy stated that the grant will allow for natural resource and economic development planning along the lakefront and major rivers in Lake County.

ANNOUNCEMENTS

There were no Announcements.

SUBDIVISION REVIEW

There were no Subdivision Review matters.

Subdivision Activity Report

Mr. Radachy reported on the following subdivision activity since the last meeting:

- Villas at Canterwood Farm Phase 2A
 - Awaiting signature of the Planning Commission.
 - Existing home has not been completely removed, so it does not conform to zoning.
- Villas at Canterwood Farm Phase 3
 - Awaiting final inspection.
 - Snow has not allowed us to complete that item.
- Fairway Pines Phase 5
 - Awaiting final inspection.
 - Snow has not allowed us to complete that item.
- Blackmore Estates
 - Approved by the Lake County General Health District.
 - Developer is starting review of improvement plans with various agencies.
- Harbor Crossing
 - Developer is starting review of improvement plans with various agencies.
- Hazel Drive
 - Vacation plat was recorded.
 - One of the property owners installed a hammerhead in the ROW instead of cul-de-sac. In order to build on the lot, he needs to either get a front setback variance or vacate a part of the road. It was easier to do the vacation. Concord Township did not have any issues with the vacation or the new hammerhead.
- Staff reviewed and approved fourteen (14) lots that were added to the tax roll and 18 changes to existing lots. These were reviews involving deeds and legal descriptions.
- Subdivision Review Committee (Mr. Reppert and Mr. Schreiber) need input from the newly elected County Engineer Exley prior to proceeding. He noted that this project will be held until later in the year.

LAND USE AND ZONING REVIEW

There were no Land Use and Zoning Review matters.

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

Mr. Radachy announced that the NEO Planning and Zoning Workshop for 2025 will be held in Trumbull County (Niles, OH) in June. He noted that the date will likely be either Friday June 6 or June 13. Mr. Radachy stated that a brainstorming lunch for workshop topics will be held on Monday, February 10 at 12:00 PM at Concord Community Center and at the Trumbull County Planning Commission on February 7 at 9:00 AM. He noted that home boards can also suggest topics via email.

PUBLIC COMMENT

There was no additional Public Comment.

ADJOURNMENT

The January 28, 2025 meeting of the Lake County Planning Commission was adjourned at 5:52 PM, by consensus.