



Geauga County Planning Commission

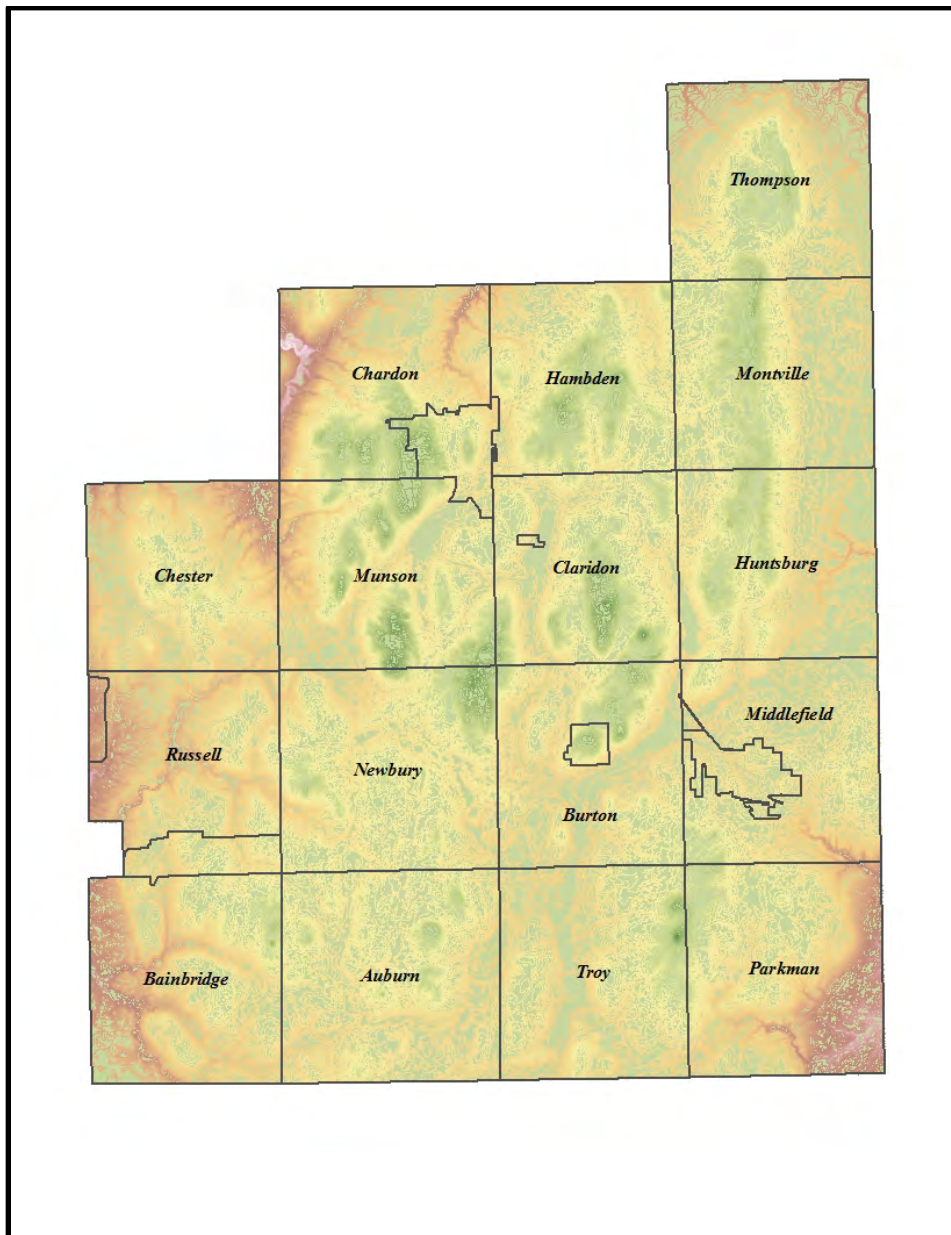
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2021 Year End Report



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Geauga County Planning Commission

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January 4, 2022

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Part 1: Introduction and Overview of Yearly Activities

The year 2021 was productive with the main highlight being the adoption of the Geauga County General Plan (dated 10/18/2021). Staff changes also occurred with Pamela Irizarry being hired in May 2021 as the part-time Administrative Assistant and Allyson Kobus in October 2021 as the new Planner II. We wish former Planner I, Maria Palmisano, the best in her career pursuits.

The redevelopment process of the former Geauga Lake began with the approval of the Preliminary Plan and Final Plat for Big Dipper Road, the collector street that will provide access to the areas yet to be developed. The Model Zoning Resolution, particularly the sign section, continued to be reviewed. Initial redistricting data from 2020 Census was released in late April at the national and state level. Later in September total population, race, and housing unit redistricting data were released.

Inquiries about lot splits, zoning, etc. averaged 112 per month, which is up from the 74 per month average in 2020. The pandemic was still an influence in 2021 but the higher numbers suggest residents are willing to move forward with lot split/construction projects. We continued to offer attendance at the Commission virtually to members until July 1 when the County Prosecutor's Office advised remote attendance was no longer permitted.

Part 2: Comprehensive Planning and Zoning

The following planning efforts occurred in 2021:

- a) Geauga County General Plan Update
The 4/4/2021, 8/3/2021, and 10/6/2021 drafts of the plan were reviewed over the course of the year and the final 10/18/2021 plan was adopted by the Planning Commission and Board of County Commissioners. This plan will be assessed annually with major updates every five years.
- b) Land use mapping
Ms. Kobus updated the land use maps for Auburn, Troy, Parkman, Thompson, and Montville. The GIS/Planning Intern also updated Munson and Newbury townships earlier in the year.
- c) Model Zoning Resolution
The Model Zoning Subcommittee and staff reviewed Article II (Definitions) and Article VII (Signs) as well as consultant Professor Alan Weinstein. The final recommendations were forwarded to the Prosecutor's Office in December 2021 for review.
- d) Township assistance
Staff assisted with approximately sixty (60) inquiries, large and small, within the townships including but not limited to questions about text or map amendments, zoning, resources/historic record availability, non-conforming lots, etc.

Part 3: Planning Administration

The Planning Commission staff performed numerous lot split, easement, and text/map amendment reviews, a detailed breakdown of which is provided on the following page.

a) Subdivision and Zoning Activity

Table 3-a-1 below provides the total number of lot splits and other subdivision activity as well as the number of text/map amendments and easements reviewed.

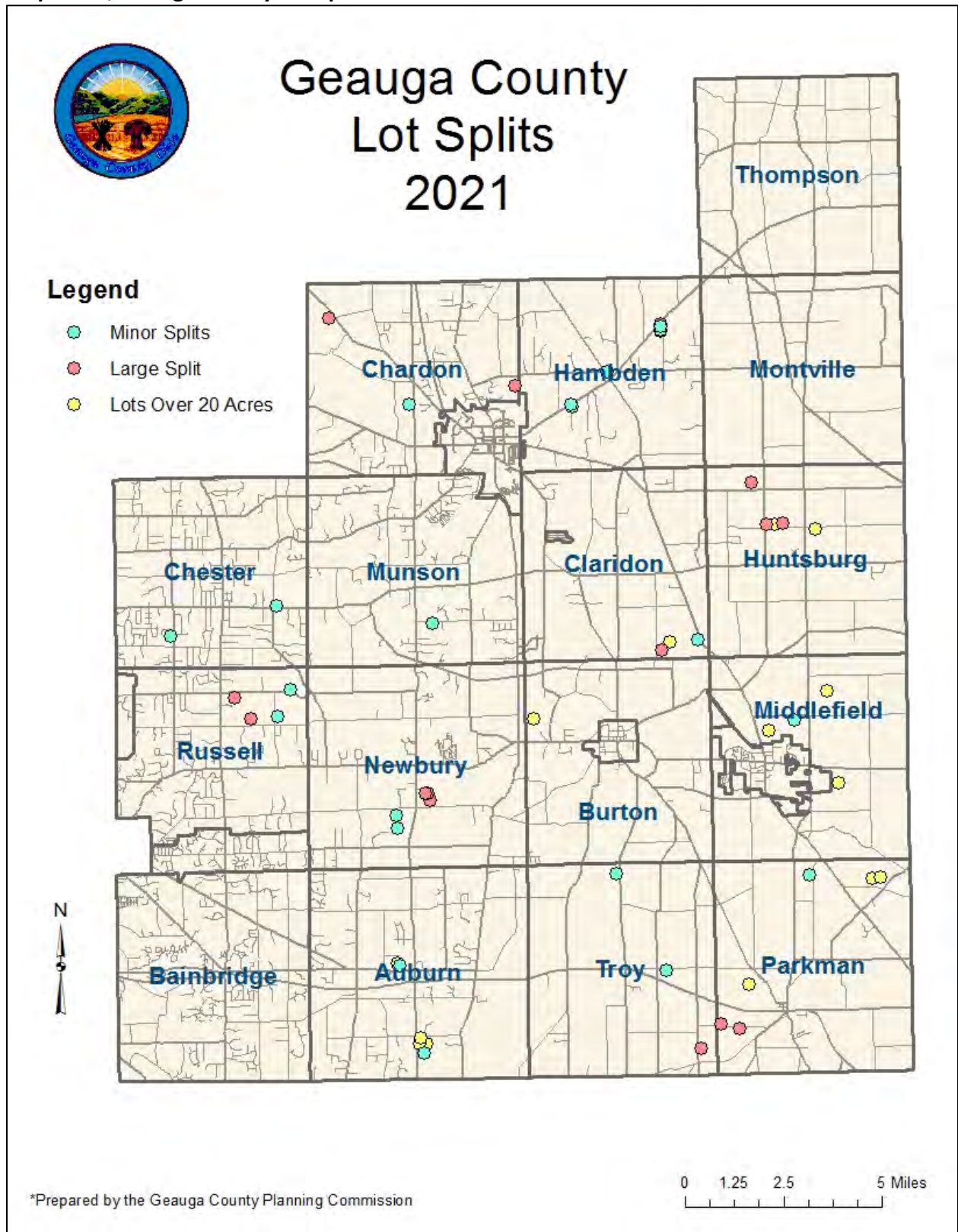
Table 3-a-1 Planning Administration Activity 2021

	2021
	# Reviewed
Lot Splits/Subdivisions	
Re-plat	14
Major Subdivision	3
Minor Subdivisions (5 acres and less)	23
Large Lot Subdivisions (Between 5-20 acres)	16
Exempt Lots (Transfer to Adjacent Owner)	72
Exempt Lots (Over 20 acres)	15
Lot consolidations	95
Total	238
Zoning	
Informal text or map amendment reviews	4
Formal text or map amendment reviews	17
Preliminary lot split inquiries	225
Miscellaneous planning/zoning inquiries	412
Total	658
Miscellaneous	
Easements (roadway, septic, utility)	93

A total of fifty-three (54) new lots, including minor subdivisions (23), large lot subdivisions (16), and lots over twenty acres (15) were reviewed in 2021, which is higher than the thirty-eight (38) reviewed in 2020 and forty-two (42) in 2019. The top three townships with the most lot split activity in 2021 were Hambden (8), Parkman (7) and Auburn (7) as compared to 2020 when Middlefield (8), Troy (6) and Parkman (5) were the most active. Map 3-a-1 on Page 9 graphically illustrates the above information.

An item of particular note in Bainbridge Township was the approval of the final plat for Big Dipper Road, the collector road located between Aurora Road and Depot Road that will serve as a major access point to the former Geauga Lake properties as they are redeveloped.

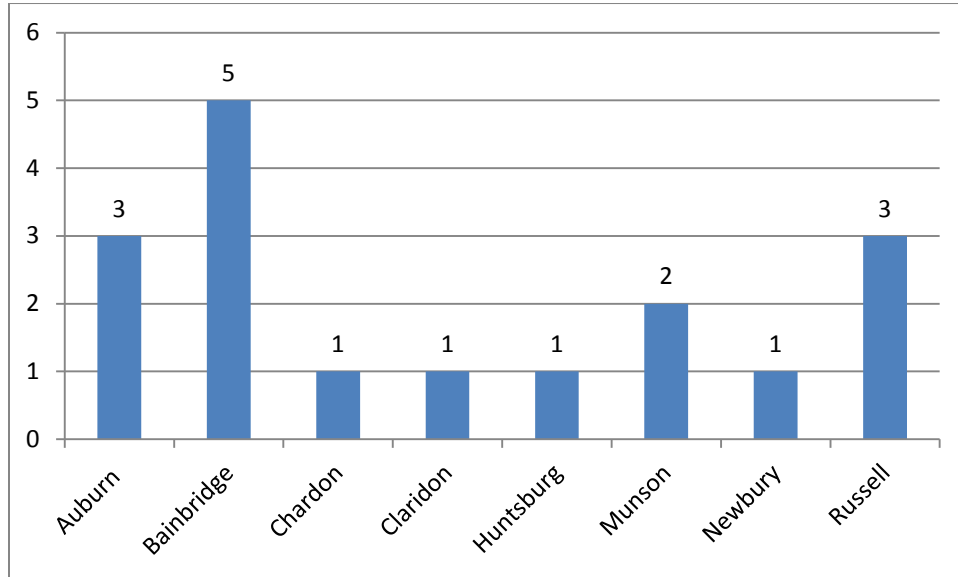
Map 3-a-1, Geauga County Lot Splits 2021



b) Township Zoning Resolution Text and Map Amendments

Seventeen (17) total formal zoning amendments were reviewed in 2021 as compared to fifteen (15) in 2020 and eighteen (18) in 2019. Fifteen (15) were text and two (2) were map related. Eleven were initiated by township zoning commissions, three were initiated by township trustees and two were initiated by property owners.

Chart 3-b-1 Text and Map Amendments by Township, 2021



Source: Geauga County Planning Commission

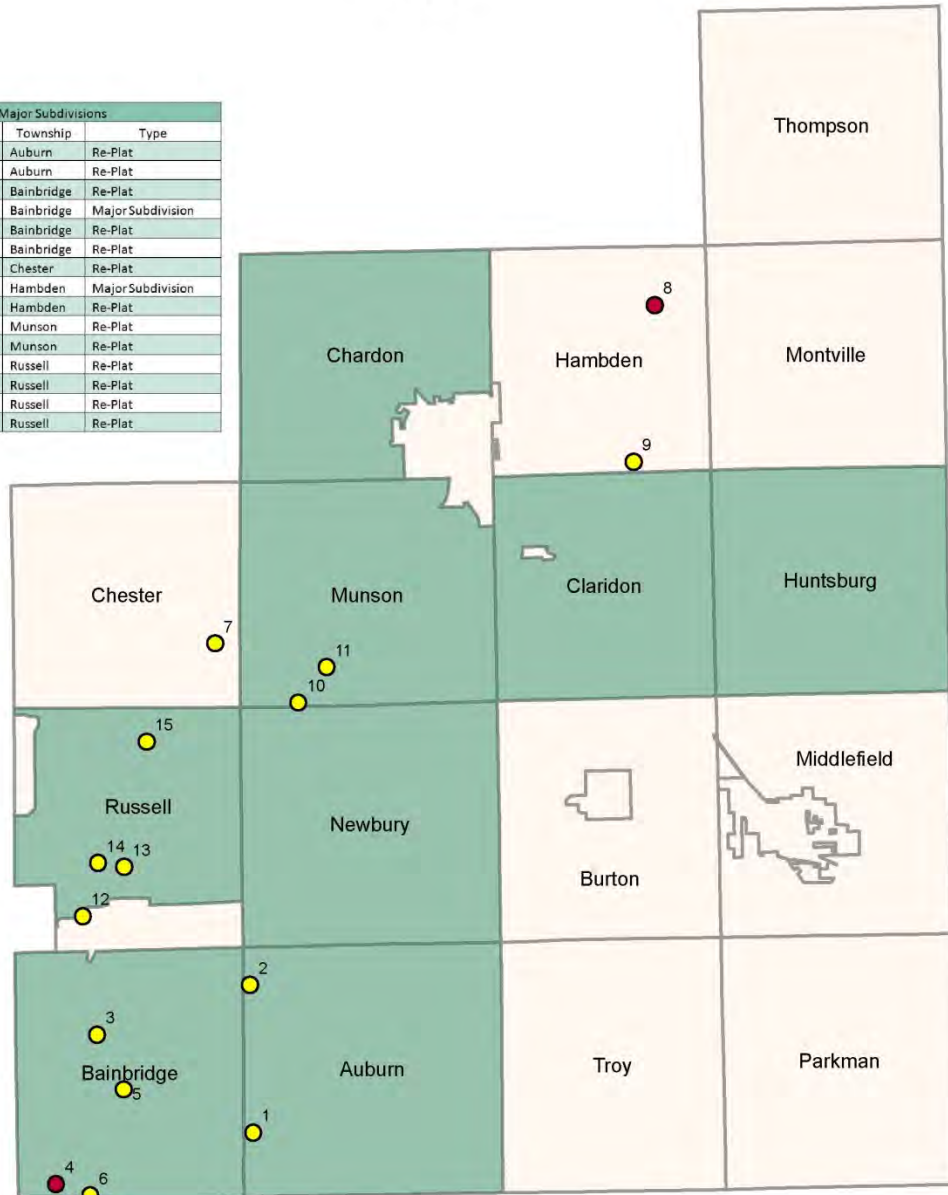
Map 3-b-1 on Page 11 provides a visual summary of the items Planning Commission reviewed during 2021 related to major subdivisions, re-plats, and township text/map amendments.

Map 3-b-1, Major Subdivisions, Re-plats, and Text/Map Amendments, 2021



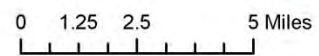
Geauga County Planning Commission Major Subdivision, Re-Plats, Text/Map Amendments 2021

2021 Re-Plats & Major Subdivisions			
No.	Name	Township	Type
1	Auburn Woods	Auburn	Re-Plat
2	Lorien Woods	Auburn	Re-Plat
3	Canyon Lake Colony	Bainbridge	Re-Plat
4	Geauga Lake Big Dipper	Bainbridge	Major Subdivision
5	Kenston Lakes Estates	Bainbridge	Re-Plat
6	Rivers Edge	Bainbridge	Re-Plat
7	Sandy Hill Estates	Chester	Re-Plat
8	Derchar	Hambden	Major Subdivision
9	McClintock Pike	Hambden	Re-Plat
10	Rock Haven Estates	Munson	Re-Plat
11	Boulder Glen Farm	Munson	Re-Plat
12	Chagrin Highlands	Russell	Re-Plat
13	Cloverridge	Russell	Re-Plat
14	Riverdale Estates	Russell	Re-Plat
15	Kent Subdivision	Russell	Re-Plat



Legend

- Major Subdivisions
- Re-Plats
- Townships Involving Text and/or Map Amendments



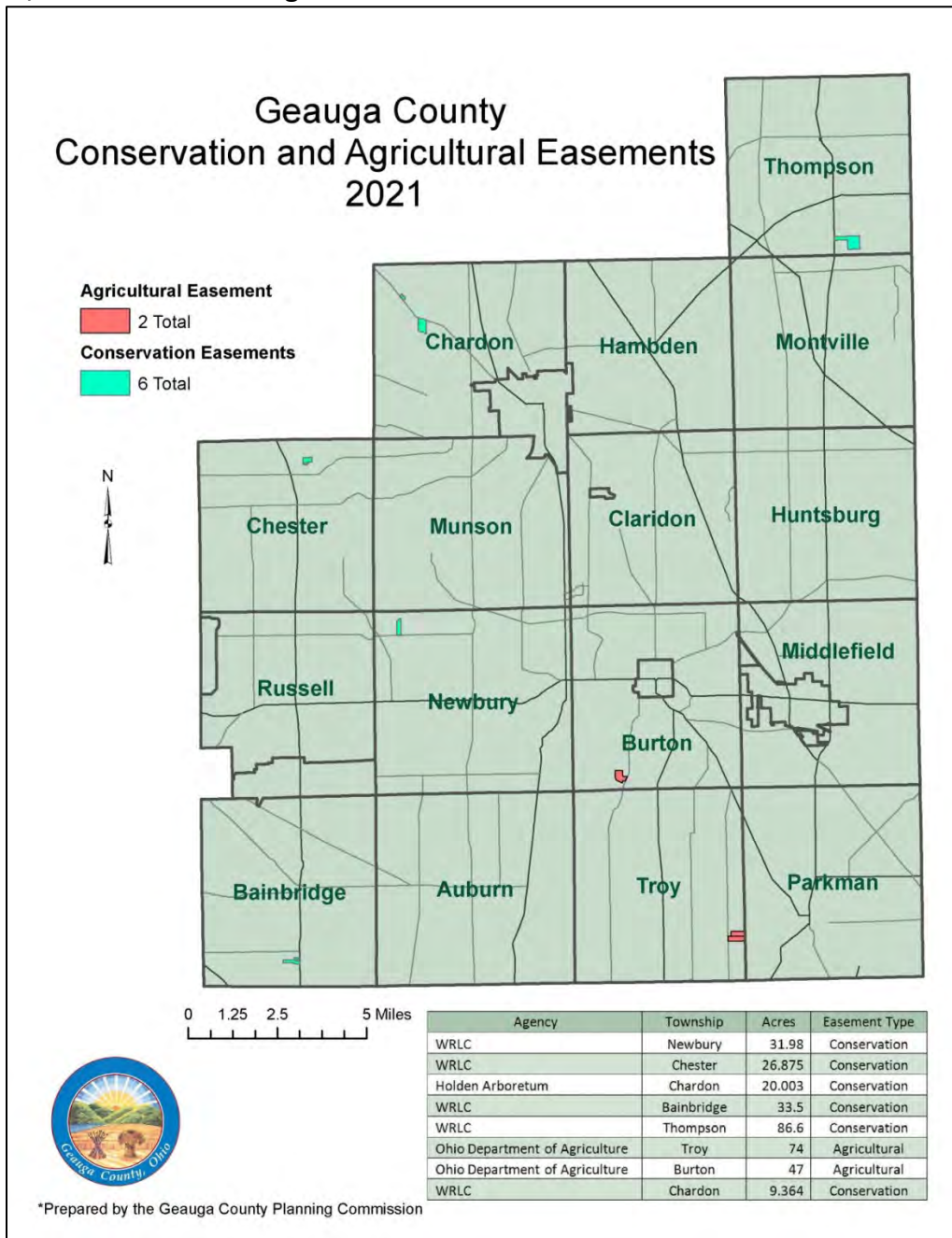
*Prepared by the Geauga County Planning Commission

c) Easements

Ninety-three (93) easements were approved in 2021 as compared to one hundred thirty-one (131) in 2020 and forty (40) in 2019. Easements are generally for utilities, storm water, conservation, septic systems or for highway purposes.

In 2021 there were a total of eight (8) conservation related easements, six (6) of which were conservation easements held by land conservancies/non-profit and two (2) agricultural easements through the Ohio Department of Agriculture’s LAEPP (Local Agricultural Easement Purchase Program). Map 3-c-1 below graphically illustrates the above information.

Map 3-c-1, Conservation and Agricultural Easements



Part 4: Miscellaneous

a) GIS Working Group

The County continued the process of updating the County GIS to an enterprise system and the staff participated in various meetings throughout the year. Participants from numerous county, township, and municipal offices attended to learn about how other departments use the GIS and how data sharing will be much easier with the enterprise system.

b) Planning Commission Website Updates

Various changes were made to the Planning Commission’s webpage including posting of the Geauga County General Plan and census data.

c) Public Official Directory

The Directory of Public Officials was updated as usual.

d) New Single Family Housing Starts

Single family housing starts were higher in 2021 with 189 compared to 131 in 2020 and 153 in 2019 previous years as listed in Table 4-d-1. The three year average is 158.

Table 4-d-1, New Single Family Housing Starts, 2016-2021

Geauga County New Single Family Housing Starts						
2016-2021						
	2016	2017	2018	2019	2020	2021
Aquilla Village	1	1	0	0	0	0
Auburn Twp.	18	10	11	10	10	18
Bainbridge Twp.	26	33	33	23	26	31
Burton Twp.	5	0	6	6	3	5
Burton Village	0	1	0	0	0	1
Chardon City	8	9	8	4	2	11
Chardon Twp.	6	8	1	8	6	5
Chester Twp.	5	5	8	12	6	9
Claridon	0	6	10	9	1	9
Hambden Twp.	11	13	6	9	7	13
Huntsburg Twp.	10	9	4	6	3	7
Middlefield Twp.	5	5	3	4	9	8
Middlefield Village	3	3	7	5	7	11
Montville Twp.	2	3	5	3	3	2
Munson Twp.	13	13	11	11	17	15
Newbury Twp.	3	12	6	8	5	10
Parkman Twp.	13	12	7	12	8	13
Russell Twp.	6	6	10	14	9	9
Thompson Twp.	2	5	5	5	5	6
Troy Twp.	4	2	4	4	4	6
TOTAL	141	156	145	153	131	189
* Data not available for South Russell Village						

Source: Geauga County Building Department

- e) Comprehensive Economic Development Strategy (CEDS)
Staff attended various meetings with the County's Department of Development director related to the creation of a Comprehensive Economic Development Strategy, known as a CEDS, which NOACA is the facilitator.
- f) 2020 Census Population Data
The 2020 Census redistricting data for population and housing units were released and the data was compiled into table form and posted to the website. Table 4-f-1 below provides population data from the 1990, 2000, 2010, and the 2020 redistricting data. Between 2010 and 2020, the county experienced a population growth of 2.2%, which is steady compared to the 2.7% growth experienced between the 2000 and 2010 censuses.

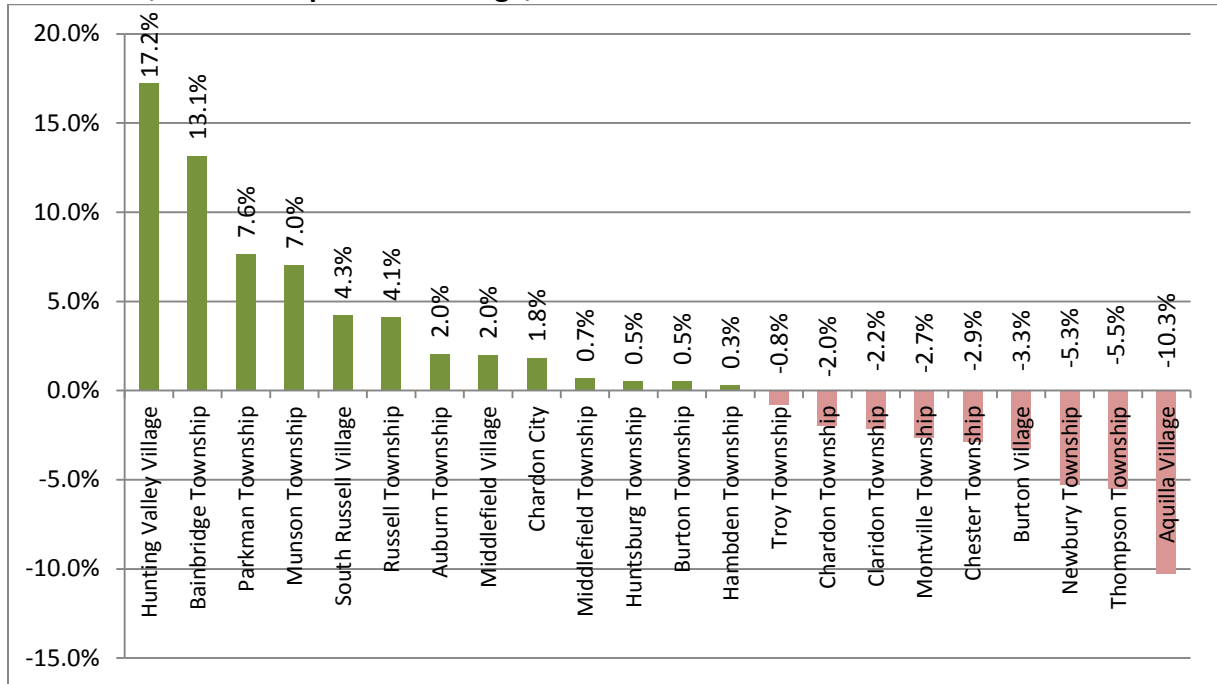
Table 4-f-1, Population Data, 1990, 2000, 2010, and 2020 Decennial Census

	1990 Census	2000 Census	2010 Census	2020 Census Redistricting Data	# Change 2010-2020	% Change 2010-2020
Aquilla Village	360	372	340	305	-35	-10.3%
Auburn Twp.	3,298	5,158	6,443	6,574	131	2.0%
Bainbridge Twp.	9,694	10,916	11,395	12,893	1,498	13.1%
Burton Twp.	2,838	2,908	2,957	2,972	15	0.5%
Burton Village	1,349	1,450	1,455	1,407	-48	-3.3%
Chardon City	4,446	5,156	5,148	5,242	94	1.8%
Chardon Twp.	4,037	4,763	4,585	4,494	-91	-2.0%
Chester Twp.	11,049	10,968	10,255	9,957	-298	-2.9%
Claridon	2,656	2,801	2,860	2,798	-62	-2.2%
Hambden Twp.	3,311	4,024	4,661	4,676	15	0.3%
Huntsburg Twp.	2,642	3,297	3,637	3,657	20	0.5%
Hunting Valley Vill.	151	145	116	136	20	17.2%
Middlefield Twp.	4,111	4,418	4,493	4,525	32	0.7%
Middlefield Village	1,898	2,233	2,694	2,748	54	2.0%
Montville Twp.	1,682	1,984	1,991	1,938	-53	-2.7%
Munson Twp.	5,775	6,450	6,621	7,087	466	7.0%
Newbury Twp.	5,611	5,805	5,537	5,244	-293	-5.3%
Parkman Twp.	3,083	3,546	4,131	4,446	315	7.6%
Russell Twp.	5,614	5,529	5,190	5,404	214	4.1%
South Russell Vill.	3,402	4,022	3,810	3,972	162	4.3%
Thompson Twp.	2,219	2,383	2,269	2,144	-125	-5.5%
Troy Twp.	1,903	2,567	2,801	2,778	-23	-0.8%
TOTAL	81,129	90,895	93,389	95,397	2,008	2.2%

Source: U.S. Census Bureau

Chart 4-f-1 on Page 15 further illustrates percent change graphically for each jurisdiction. While Hunting Valley village experienced the highest percent change at 17.2%, the three townships with the highest percent change are Bainbridge (13.1%), Parkman (7.6%), and Munson (7%). Data analysis will continue as data is released.

Chart 4-f-1, Percent Population Change, 2010-2020



Source: U.S. Census Bureau

Part 5: Staff related

- Pamela Irizarry was hired in May 2021 as the part-time Administrative Assistant working part-time at 24 hours per week. Ms. Irizarry took over many of the administrative job duties of the Planner I position.
- Allyson Kobus was recently hired as a full time Planner II in October 2021 and began training on the various lot split processes, zoning, census data, mapping, and Planning Commission process.
- Staff participated in nineteen (19) educational related webinars or meetings including topics on the following: 1) 2020 Census, 2) County Planning Director’s meeting, 3) National Planning Conference (8 sessions), 4) Cleveland Foundation’s Common Ground discussion on Supporting, Encouraging, and Attracting Youth to Geauga County, 5) Chagrin River Watershed Partners Upper Cuyahoga Watershed, 6) Geauga Growth Partnership’s presentation by William H. Fruth on how Geauga County compares to other similar locations in terms of jobs, wages, and economic development on 7) CORSA’s Defensive Driving, 8) APA Ohio Citizen Planner (4 sessions), and 9) Storm water Task Force meeting.

Part 5: Summary

While 2021 was productive, the year 2022 is viewed as an opportunity to be even more productive and create new plans, analysis, reports, etc. to assist the Planning Commission members, townships, and the community at large. Finalizing the Geauga County General Plan update was a significant accomplishment in 2021 for the Commission and the staff will now focus on the 2022 goals identified in the 12/7/2021 memo.