

GEAUGA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
SEPTEMBER 9, 2014

Chairman Margaret Muehling called the September 9, 2014 regular meeting of the Geauga County Planning Commission to order at 7:00 p.m. at 470 Center Street, building 1-C, City of Chardon. Following the pledge of allegiance, the roll was called by Karen Baptie, Planning Technician, and the following members were present. A quorum was obtained.

Roll Call

Members Present: Margaret Muehling, Marge Hrabak, David Short, James Schafer, Christine Peace, and Charles Lausin.

Members Absent: Mary Samide, Jeffrey Huntsberger, Ralph Spidalieri, Blake Rear, and Tracy Engle.

Staff Present: David C. Dietrich (Planning Director) and Karen Baptie (Planning Technician).

Others Present: William Sanderson (Payne & Payne Builders, Inc.) and Tom Hill (ODNR).

Approval of Minutes

Mr. Schafer made a motion to approve the minutes for the August 12, 2014 regular meeting of the County Planning Commission. Mrs. Peace seconded the motion, and upon a call for the vote, the motion carried unanimously.

Financial Report and Approval of Expenses

Mrs. Baptie provided the financial report as of September 9, 2014 and the summary of expenses.

Mr. Short made a motion to approve the September 9, 2014 financial report and the summary of expenses attached hereto marked Exhibit "A" totaling \$1,006.60. Mr. Lausin seconded the motion, and upon a call for the vote, the motion carried unanimously.

Director's Report and Staff Activities

There was none.

Other Business

There was none.

Major Subdivisions to be Reviewed

- A. Forest Ridge Landing Subdivision
Bainbridge Township
Final Plat

Mr. Dietrich presented the following staff review.

Developer: EDDM, LLC
Volume 1975, Page 2922-2926, Geauga County Deed Records
PPN 02-421190

Surveyor: Neff and Associates (Thomas J. Neff, Jr.)

Location: North side of Flintlock Ridge approximately 1,000 feet east from Chagrin River Road.

History: The amended preliminary plat for Canyon Lake Colony Subdivision was approved in 1999.

Subdivision Tabulation:

- Total Area: 15.8436 acres
- Area in Sublots: 2.4443 acres
- Open Space Block "E:": 0.1734 acre
- Future Development Block "B-1:": 12.7610 acres
- Private Road Right-of-Way Block "D:": 0.4649 acre
- Conservation Easement: 0.9766 acre
- Storm Sewer Easement: 0.0524 acre

Sublots:

- Number: 5
- Size: 0.3646 – 0.6332 acres

New Roads:

- Number: 1
- Name: Forest Ridge Landing Drive (private road)
- Loop road intersecting Lookout Drive
- Length: 340.12 lineal feet

Township Zoning:

- The zoning criteria for the subdivision have been set forth in the agreed judgment entry signed by the developer and Bainbridge Township case no. 97M000585 dated July 9, 1999 and a third supplemental judgment entry, case no. 97M000585 dated April 4, 2007.
- Minimum Setbacks:
 - Front: 15' or 25' from edge of pavement, whichever is greater.
 - Side: 7.5' (15' between dwellings).
 - Rear: 50' outer boundary; 25' for internal sublots or easement boundary per plat.

Utilities:

- Underground telephone, cable TV, electric and natural gas (within 12' utility easement) grant to Windstream Communications, Time Warner Cable, Cleveland Electric Illuminating Company, and Dominion East Ohio.

- Sanitary sewers and central water lines (easement within Forest Ridge Landing Drive granted to Geauga County).

REVIEW

County Engineer:

- The County Engineer’s Office will not review road construction plans or inspect the road because this is a “condominium development” same comment as Gates Landing Subdivision (pursuant to email by Peter Seliskar dated July 15, 2014 for Gates Landing Subdivision).

Geauga Soil and Water Conservation District:

- Water Management and Sediment Control Plan approved on August 1, 2014 (email dated August 1, 2014 by Carmella Shale). Note: The declaration of covenants and restrictions permits access by the Geauga SWCD to inspect the stormwater facility within the subdivision.

County Water Resources Department:

- Sanitary sewer and water improvement plans approved on September 9, 2014 by the Board of County Commissioners. The site is within the adopted Bainbridge Township 208 Plan “existing sewers” area (email by Gerry Morgan dated August 28, 2014).

Bainbridge Township Zoning Inspector:

- The plat complies with applicable zoning per the agreed judgment entry (signed by Karen Endres, Zoning Inspector on September 4, 2014). Case no. 97M000585 (7/9/99 and amended 4/4/07)

Planning Commission:

- The Board of County Commissioners approved an amended judgment entry with regard to Canyon Lake Colony Subdivision in 1999. An amended preliminary plat for the balance of the development was included with the revised entry as well. According to the entry, the County Subdivision Regulations in effect in 1977 are to be applied.
- A third supplemental judgment entry was filed April 4, 2007 to set forth the criteria for platting fee simple cluster units and condominium units in accordance with the 1977 County Subdivision Regulations.
- The final plat is in compliance with the applicable 1977 County Subdivision Regulations.
- The proposed roadway, Forest Ridge Landing Drive, is a private road right-of-way that is being granted to the Forest Ridge Landing Homeowners Association, Inc. for maintenance.
- The storm sewer easement and a conservation easement are being granted to the Forest Ridge Landing Homeowners Association, Inc.
- The conservation easement is also being granted to the Canyon Lakes Colony Master Association, Inc.
- The declaration of covenants, conditions, restrictions, and reservation of easements is to be recorded prior to the plat and the volume and page number from the Geauga County Deed Records added to the plat.

- The declaration of restrictive covenants for inspection and maintenance of storm water detention facilities is to be recorded prior to the plat and the volume and page number from the Geauga County Deed Records added to the plat.

RECOMMENDATION

- Approve the final plat of Forest Ridge Landing Subdivision.

Mr. Lausin made a motion to approve the final plat for Forest Ridge Landing Subdivision. Mr. Schafer seconded the motion, and upon a call for the vote, the motion carried unanimously.

Township Zoning Amendments to be Reviewed

There were none.

Correspondence

There was none.

Old Business

There was none.

New Business

A. Tom Hill, Regional Supervisor, ODNR, Division of Oil & Gas Resources Management

Mr. Hill provided an overview of oil and gas activities in the state of Ohio.

Adjournment

Chairman Muehling declared the meeting adjourned at approximately 8:00 p.m.

Margaret Muehling
Margaret Muchling, Chairman

Christine Peace
Christine Peace, Secretary/Treasurer

SUMMARY RESOLUTION FOR EXPENSES
GEAUGA COUNTY PLANNING COMMISSION

Mr. Spert MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. Reuser.

WHEREAS, THE EXPENSES LISTED HEREIN HAVE BEEN INCURRED BY THE GEAUGA COUNTY PLANNING COMMISSION IN ORDER FOR THE COMMISSION TO PERFORM ITS DUTIES; AND

WHEREAS, THESE EXPENSES HAVE BEEN REVIEWED BY THE MEMBERS OF THE COMMISSION AT ITS SEPTEMBER 9, 2014 MEETING;

NOW THEREFORE, BE IT RESOLVED, THAT THE GEAUGA COUNTY PLANNING COMMISSION HEREBY AUTHORIZES PAYMENT OF THE FOLLOWING BILLS OR CLAIMS:

<u>P.O.</u>	<u>ACCOUNT</u>	<u>DATE</u>	<u>VENDOR</u>	<u>AMOUNT</u>
1010	OTHER	8/14	MNJ TECHNOLOGIES (BATTERY BACKUPS)	\$195.15
1010	OTHER	8/20	WELLS FARGO (COPIER LEASE PAYMENT)	115.00
1011	SUPPLIES	9/05	WESTERN RESERVE (OFFICE SUPPLIES)	59.97
1524	OTHER	9/09	GEAUGA SWCD (SERVICES PER AGREEMENT)	636.48
TOTAL				\$1,006.60

Margaret Muehling
Margaret Muehling, Chairman

Christine Peace
Christine Peace, Secretary/Treasurer