

GEAUGA COUNTY PLANNING COMMISSION
REGULAR MEETING MINUTES
APRIL 14, 2015

Chairman Jeffrey Huntsberger called the April 14, 2015 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: Marge Hrabak, Jeffrey Huntsberger, James Schafer, Walter Claypool, David Short, Blake Rear, Cathy Cotman, and Charles Lausin

Members Absent: Ralph Spidalieri and Christine Peace

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

Others Present: None

Chairman Huntsberger welcomed newly appointed member Cathy Cotman.

Approval of Minutes

Mr. Schafer made a motion to approve the minutes for the March 10, 2015 regular meeting of the County Planning Commission. Mr. Rear seconded the motion, and upon a call for the vote, the motion carried. Mrs. Cotman abstained.

Financial Report and Approval of Expenses

Mrs. Baptie presented the financial report and summary resolution for expenses as of April 14, 2015.

Mrs. Cotman inquired regarding the work conducted with SWCD. Mrs. Baptie noted the work entails a maximum of 24 hours per month per agreement and involves, for example, township zoning maps and mapping for land use plan updates. Mr. Claypool opined there may be some savings by using GIS. Mr. Lausin indicated that the agreement seems to be working well.

Mr. Lausin made a motion to approve the financial report and summary of expenses marked Exhibit "A" totaling \$3,248.74. Mr. Claypool seconded the motion, and upon a call for the vote, the motion carried unanimously.

Director's Report

Mr. Dietrich presented the following information.

	<u>2014</u>	<u>2015</u>
	<u>1st Quarter</u>	<u>1st Quarter</u>
Lot Splits	19	18
Lot Consolidations	12	16
Informal Reviews	28	26

<u>Census Population (2010 Census and 2014 Estimates)</u>				
<u>Geographic Area</u>	<u>2010 Census</u>	<u>2014 Estimates</u>	<u>Number Change</u> <u>2010 - 2014</u>	<u>Percent Change</u> <u>2010 - 2014</u>
Ohio	11,536,504	11,594,163	57,659	0.50%
Ashtabula County	101,497	99,175	-2,322	-2.29%
Cuyahoga County	1,280,122	1,259,828	-20,294	-1.59%
Geauga County	93,389	94,295	906	0.97%
Lake County	230,041	229,230	-811	-0.35%
Lorain County	301,356	304,216	2,860	0.95%
Medina County	172,332	176,029	3,697	2.15%
Portage County	161,419	161,882	463	0.29%
Summit County	541,781	541,943	162	0.03%
Eight-County Region	2,881,937	2,866,598	-15,339	-0.53%

<u>GEAUGA COUNTY NEW HOUSING STARTS (SINGLE-FAMILY)</u>										
<u>Based Upon Building Permits Issued</u>										
<u>2014 - 2015</u>										
	<u>2014 Quarters</u>					<u>2015 Quarters</u>				
	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>4th</u>	<u>Total</u>	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>4th</u>	<u>Total</u>
Aquilla Village	0	0	0	0	0	0				0
Auburn Twp.	4	6	6	5	21	1				1
Bainbridge Twp.	6	11	15	8	40	6				6
Burton Twp.	1	5	3	0	9	1				1
Burton Village	0	0	0	0	0	0				0
Chardon City	4	2	1	4	11	1				1
Chardon Twp.	0	3	1	3	7	0				0
Chester Twp.	1	1	1	1	4	3				3
Claridon Twp.	0	2	1	0	3	0				0
Hambden Twp.	1	2	2	2	7	1				1
Huntsburg Twp.	0	2	1	0	3	1				1
Middlefield Twp.	0	1	1	3	5	0				0
Middlefield Village	0	0	1	0	1	0				0
Montville Twp.	0	1	0	1	2	0				0
Munson Twp.	0	3	2	1	6	2				2
Newbury Twp.	0	2	1	0	3	1				1
Parkman Twp.	1	10	5	3	19	2				2
Russell Twp.	1	2	2	1	6	1				1
South Russell Village	2	1	0	0	3	0				0
Thompson Twp.	0	1	0	0	1	1				1
Troy Twp.	1	1	2	1	5	0				0
TOTAL	22	56	45	33	156	21	0	0	0	21

Other Business

There was none.

Major Subdivisions to be Reviewed

- A. McFarland Woods Subdivision Phase 1
Bainbridge Township
Final Plat (amended)

Mr. Dietrich provided the following staff review upon the direction of the Chairman Huntsberger. He noted that the final plat was amended due to a change of ownership of record.

Owner/Developer: VPC Development LLC (Thomas Vokas)

Prepared By: Gutoskey and Associates, Inc. (Joseph Gutoskey, P.E., P.S.)

Location: East side of Savage Road between Washington Street and Chagrin Road.

Address: 16941 Savage Road

Volume and Page Number: Volume 1986, page 2707 of G.C.D.R.

Permanent Parcel Number: PPN 02-089000

Subdivision Tabulation:

- Total area: 30.0926 acres
- Area in sublots: 11.2955 acres (ranging in size from about 0.52 – 1.03 acres with frontage of about 39 – 124 feet)
- Area in McFarland Ridge right-of-way: 1.4256 acres
- Area in existing road right-of-way: 0.5721 acre
- Area in Open Space Block “A:” 16.7994 acres
- Road length: 630 linear feet (60 feet right-of-way width)
- Sublots: 16 (sublots 1-16)

Roads: McFarland Ridge terminates in a permanent cul-de-sac and is offered for dedication on the final plat.

Township Zoning: Set forth in agreed judgment entry, Geauga County Common Pleas Court case no. 08M001218 dated 1/19/12 and amended by the Bainbridge Township Board of Trustees filed in Common Pleas Court on November 1, 2013.

Property is located in R-3A (3 acre minimum lot size) single family residential zoning district per current Bainbridge Township Zoning Map. Per the agreed judgment entry, the following criteria to apply:

- Minimum lot area: 0.5 acre
- Minimum lot frontage: 100 feet (except on cul-de-sac)

- Minimum front yard setback: 50 feet
- Minimum side yard setback: 5 feet with a minimum of 30 feet between dwellings
- Minimum rear yard setback: 5 feet
- Perimeter setback (open space): 100 feet

Easements:

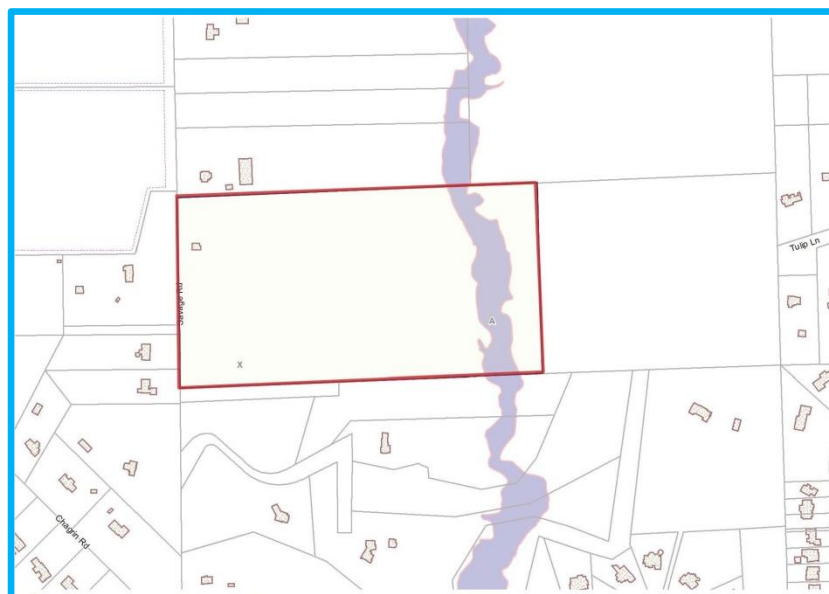
- Sanitary and waterline easement (existing): 30 feet in width recorded at volume 585, page 1060 through Open Space Block “A” with existing 24” sewer line and 12” water main.
- Water line easement (proposed): 30 feet in width with 8” water line.
- Sewer line easement (proposed): 30 feet in width with 8” sewer line.
- Utility (electric, phone, cable TV, and natural gas) easement (proposed): 12 feet in width parallel along road right-of-way.
- Landscape easements (proposed): 30’ x 40’ at subdivision entrance to McFarland Ridge.
- Drainage Maintenance District (DMD) easements (proposed): for stormwater retention 2 ponds 100’ x 230’ each.
- 20’x 20’ Windstream Communications easement (proposed).

Utilities:

- Underground telephone, electric, cable TV, and natural gas (12’ easement to various public utilities parallel and contiguous with proposed road right-of-ways)
- Sanitary sewer line 8” (easement to county) connected to an existing 24” sewer line (per agreed judgment entry) running to the McFarland Creek WWTP (county maintained) -- subdivision is within an area to be sewered per adopted 208 service plan
- Water line 8” (easement to county) to be connected to existing 12” water line (county maintained).

Environmental Information:

- Floodplain: Per latest FEMA map (6/16/09), there is an area subject to flooding (designated as zone “A”), within the Block “A” open space, associated with McFarland Creek. See floodplain map.



- Wetlands: Wetlands delineation report was prepared by Chagrin Valley Engineering (CVE) dated June 2013. The wetlands delineation mapping and preliminary jurisdictional determination was reviewed by the USACOE (letter dated June 27, 2013). See wetlands map by CVE. The total area in wetlands in Phase 1 is 2.80 acres. Most of the wetlands are within Block “A” open space.
- Watershed: McFarland Creek Watershed (Chagrin River water basin).
- Stream length: 1,834 linear feet per CVE report -- mostly within open space Block “A” in Phase 1.

REVIEW COMMENTS

U. S. Army Corps of Engineers, Peter Krakowiak, Buffalo District Biologist (letter dated August 25, 2014):

- Nationwide Permit granted.

County Engineer’s Office (Peter Seliskar):

- A Drainage Maintenance District (DMD) has been formed and the appropriate easements granted on the final plat to the Board of County Commissioners. DMD approved by BOCC on December 23, 2014.
- Proposed McFarland Ridge will be curb and gutter construction with a storm sewer.
- Culvert pipes shall be sized for all proposed driveways.
- Monumentation and iron pins shall be found/set and the surveyor’s affidavit provided for same.

County Tax Map Department (Michael Bender email dated April 1, 2015):

- Plat is approved per County Conveyance Standards.

Geauga Soil and Water Conservation District (Carmella Shale email dated March 19, 2015):

- The plans were reviewed and found to be satisfactory for compliance with the current WMSC regulations.

Bainbridge Township Zoning Inspector (Karen Endres):

- Final plat signed on March 12, 2015 indicating compliance with the agreed judgment entry.

County Water Resources Department (Gerard Morgan, P.E. Sanitary Engineer):

- BOCC MOU addendum approval with the city of Cleveland for Master Meter Water Agreement granted on December 3, 2013.
- BOCC approved the water and sewer line plans on December 23, 2014.

County Planning Commission Staff:

- An updated declaration of covenants and restrictions has been submitted. The declaration addresses the DMD.
- The final plat complies with the applicable provisions of the County Subdivision Regulations.

RECOMMENDATION

- Due to the change of ownership of record of the area included in the subdivision (Article VI, Section 606(B) of the County Subdivision Regulations), withdraw the final plat approval granted at the January 13, 2015 County Planning Commission meeting (form letter requesting voluntary withdrawal dated March 17, 2015 by Thomas Vokas of VPC Development LLC).
- Approve the amended final plat of McFarland Woods Subdivision Phase 1 that reflects the change of the ownership of record, now in the name of VPC Development LLC.

Discussion was held regarding the change of ownership of record, the area included in Phase 1 and Phase 2, provision of central sanitary sewer and water, utility easements, the city of Cleveland water agreement for service, approval of plans for improvements, the installation of improvements, the FEMA floodplain map, the agreed judgment entry, the declaration of covenants and restrictions, and related matters.

Mr. Short made a motion to adopt the staff recommendation for the amended final plat of McFarland Woods Subdivision Phase 1. Mr. Lausin seconded the motion, and upon a call for the vote, the motion carried. Mrs. Cotman abstained.

Township Zoning Amendments to be Reviewed

There were none.

Correspondence

There was none.

Old Business

There was none.

New Business

A. Robert Eldredge: January 2, 1923 – March 28, 2015

Mr. Lausin spoke regarding the recent passing of former County Planning Commission member Mr. Robert Eldredge. Mr. Lausin indicated Mr. Eldredge was a true leader who was unselfish and always exhibited good judgment. He was the mayor of Chardon, on the Chardon BZA, and the County Planning Commission in the 1980's. He was a patriot. Mr. Lausin asked for a moment of silence in recognition of Mr. Eldredge. Mr. Dietrich, Mr. Schafer, and Mr. Rear also spoke about Mr. Eldredge and his many accomplishments.

Note: Mr. Claypool departed the meeting at about 8:20 p.m.

Mr. Schafer briefly discussed a proposed telecommunications cell tower site in Thompson Township in a residential zone and the provisions of RC 519.211 regarding notice and related matters. This seems to be a possible educational process for additional exploration.

B. Resolution Honoring Margaret Muehling

Chairman Huntsberger read the following resolution for Margaret Muehling:

The Geauga County Planning Commission hereby takes this opportunity to recognize the contribution of service that Margaret Muehling, member of the County Planning Commission, has made to the residents of the County; and

WHEREAS, Mrs. Muehling has served as a member of the Geauga County Planning Commission since June of 2000 and has faithfully and diligently executed her duties in said position; and

WHEREAS, Mrs. Muehling has worked cooperatively with the members and staff of the Geauga County Planning Commission, Township Trustees, and Township Zoning Commissions.

NOW, THEREFORE, BE IT RESOLVED, that the Geauga County Planning Commission recognizes the commitment to the residents of Geauga County that Mrs. Muehling has exhibited during her tenure as a member of said Commission; and

BE IT FURTHER RESOLVED, that the Geauga County Planning Commission wishes Margaret Muehling the very best in all of her future endeavors and recognizes the years of public service that she has provided. This resolution shall be entered into the permanent records of Geauga County Planning Commission and is hereby unanimously adopted this 14th day of April 2015.

Mr. Lausin made a motion to adopt the foregoing resolution. Mr. Schafer seconded the motion, and upon a call for the vote, the motion carried unanimously.

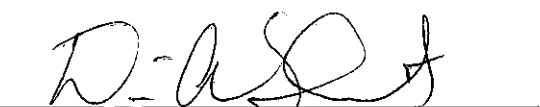
Mr. Lausin noted that Mrs. Muehling is a dynamic lady who knows zoning well. She was always well prepared and exhibited dedicated leadership.

Adjournment

Chairman Huntsberger declared the meeting adjourned at approximately 8:35 p.m.



Jeffrey Huntsberger, Chairman



David Short, Secretary/Treasurer

**SUMMARY RESOLUTION FOR EXPENSES
GEAUGA COUNTY PLANNING COMMISSION**

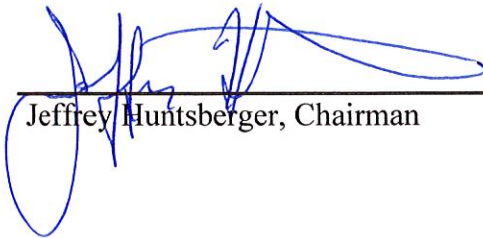
Mr. Lousin MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,
WHICH MOTION WAS SECONDED BY Mr. Claypool.


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 APRIL 14, 2015 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>
1200	OTHER	3/24	GEAUGA CO. TWP. ASSN. (QUARTERLY DINNER MTG.)	\$25.00
1200	OTHER	3/31	CO. PLANNING DIRECTORS' ASSN. OF OHIO (2015 DUES)	85.00
1200	OTHER	4/01	OHIO TIME CORP. (RIBBON FOR DATE STAMP MACHINE)	9.85
1190	OTHER	4/14	GEAUGA SWCD (SERVICES PER AGREEMENT)	1,226.40
1194	OTHER	3/24	WELLS FARGO (MARCH COPIER LEASE PAYMENT)	115.00
1178	SUPPLIES	4/06	WESTERN RESERVE OFFICE (SUPPLIES)	155.08
1178	SUPPLIES	4/06	GOVCONNECTION (TONER FOR PRINTER)	1,632.41
TOTAL				\$3,248.74


Jeffrey Huntsberger, Chairman


David Short, Secretary/Treasurer