



## **Geauga County Planning Commission – 04-12-2022**

Meeting: April 12, 2022 at 7:30 am in conference room of Bldg. 8, 470 Center St., Chardon OH

Commissioners Dvorak and Lennon were in attendance as well as Caterina Cocca-Fulton (interim chair), Gary Neola (Treasurer), Nick Gorris, Dennis Bergansky, John Oros, new members Walter (Skip) Claypool and Dan Miller, and staff members Linda Crombie, Planning Director, and Allyson Kobus, Planner.

The minutes from March 8, 2022 were approved.

The Financial report and expenses were approved

### **Director's Report**

The Director's report contained the following:

1. NEO Planning and Zoning Workshop – this is a small regional conference (not like Cleveland that has 100 people). Those invited will be from Lake, Geauga and Ashtabula. This has been postponed several years but now is scheduled for June 24. Geauga will host which hasn't happened since 2008. A save the date has been sent to Township trustees, zoning inspectors and Chardon and Villages. Speakers are still being lined up, but topics will include Building Reuse (for schools) GIS, WorkForce, Transportation, Infrastructure bill, zoning for Accessory Buildings and Signs.
2. There was a discussion of House Bill 563 (Rep. Sarah Fowler is a primary sponsor) which would limit the authority of Townships to limit short term rentals. Right now only Bainbridge and Auburn are limiting these. This bill would take it out of township authority except for questions of fire and safety. The Ohio Township Association submitted a letter of objection. There was extensive discussion. Ms. Cocca-Fulton said there were pros and cons and she wasn't ready to give an opinion yet. Mr. Claypool suggested that there would still be ways that Townships could limit these short-term rentals under zoning. Mr. Neola said that since villages and cities could still limit these, their opinions were not relevant.
3. House Bill 172, signed into law allows residents to use fireworks on their property, effective July 1<sup>st</sup>. Property owners can do so on July 3, 4, and 5 and also many other holidays such as January 1, May 5, Memorial Day, June 19, Diwali, Labor Day, December 31<sup>st</sup>.
4. Computer replacements are underway, and were required due to security concerns. Waiting for monitors as they are in short supply.
5. Work Summary included 16 lot splits, 75 total inquiries, calls, and 14 easements for utilities
6. General Plan Use was used four times.
7. Assistance was given to Burton, Chester, Claridon, Munson, and Newbury.

8. GIS is now available online for staff and users in other departments of the county, but not yet for the general public.
9. The staff is working on information sheets – currently working on one for lots splits for under 20 acres.
10. Staff attended the Geauga County high school job fair.
11. There was a request for review of zoning changes by Munson Township and Troy Township which are discussed below.
12. There was a lengthy discussion about NOACA and the CEDS sub-committee. There is an upcoming meeting (later clarified to be a Webinar) about the proposed plan. **It will be introduced to the public on April 22<sup>nd</sup> with public comment continuing until May 22<sup>nd</sup>.** There was initial discussion about why this Webinar (for April 14) was not open to the public and public comment and why it was not advertised under Sunshine Laws. Mr. Lennon and Ms Crombie had both volunteered to contact the Prosecutor’s office to see if this was a Sunshine Violation. Mr. Lennon later clarified that he had contacted NOACA (during the meeting) and found out that it is not a meeting, but a Webinar and that the Planning Commission members could attend the Webinar if they wanted to do so. *Observer Note: At the prior meeting Ms. Crombie said that this CEDS plan is largely so businesses have more opportunity to apply for federal funding to create overall Economic Development District Strategy.* Mr. Claypool expressed concern that NOACA is controlling meetings by having only on-line meetings and expressed his opinion that all these meetings should be in person and should have public comment. Commissioner Dvorak had previously asked for a list of those on the Steering Committee and Working Group. Ms. Crombie reported that there are representatives from Geauga including the Economic Development Director. *Observer Note: Mr. Martin Castelli had been the Geauga Economic Development Director but his resignation was accepted by the Board of County Commissioners last week.*

### **Major Subdivisions**

The Derchar Subdivision again needs an extension due to an issue with septic on one of the lots. They did not ask for the extension, but Ms. Crombie suggested that they be given one due to the difficulties if they have to start all over again. The Board decided to allow them a 30 day extension and to advise that they must either seek an extension or withdraw if they aren’t ready to go forward at that point.

### **Township Zoning Amendment**

Munson Township – these changes revolved around the definition of premises and this will impact how many electric signs can be on one premise (even if they have multiple lots). They also removed Places of Worship from Permitted Use as they are a Conditional Use. There was a brief discussion of the difference between permitted use vs. conditional use (which requires a review every five years).

Troy Township – There were numerous text and map changes, with more changes to be submitted in the coming months. For the most part they used the Model Zoning text. They eliminated Tents, Cabins, Trailer coaches and removed manufactured homes. It was noted that Manufactured Homes are regulated by the State. They have added language about Accessory Dwelling. It was noted that this is the fourth zoning change regarding Accessory dwellings in the last six months and is a tactic to support families to be able to provide housing for senior or other family members. There was also a section that

would limit the time that a former home could be left standing on a property when a new home is being constructed. It was discussed that this is typical in large lots where the family continues to live in the former home while the new home is under construction. The prosecutor's office would like to have a more formal process for these situations. This process in the Troy amendment would be a 90 day time period after the family has moved into the new dwelling. The Board voted to approve the amendments and the map amendments with modifications.

### **Old business**

Ms. Caterina Cocca-Fulton had been the interim chair, and she expressed a desire to continue as the chair for this year. A motion was passed to change her title to Chair from interim chair.

Ms. Cocca-Fulton stated that since she will be the Chair, that she could not continue on the Model Zoning Committee due to time constraints and asked for people interested in doing so. Mr. Claypool said he would like to continue to do this and also Mr. Neola said he would do so.

There was discussion of payment for transportation so that the Amish representative to the Commission, Mr. Miller, could receive transportation to attend the meetings.

**Next meeting** will be May 10, 2022 at 7:30 am.

**More Information available here:** <https://www.co.geauga.oh.us/Departments/Planning-Commission>

Minutes when available are posted here:

<https://www.co.geauga.oh.us/Departments/Planning-Commission/Minutes>

Name of Observer: Gail Roussey

Submitted 4/14/2022

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