



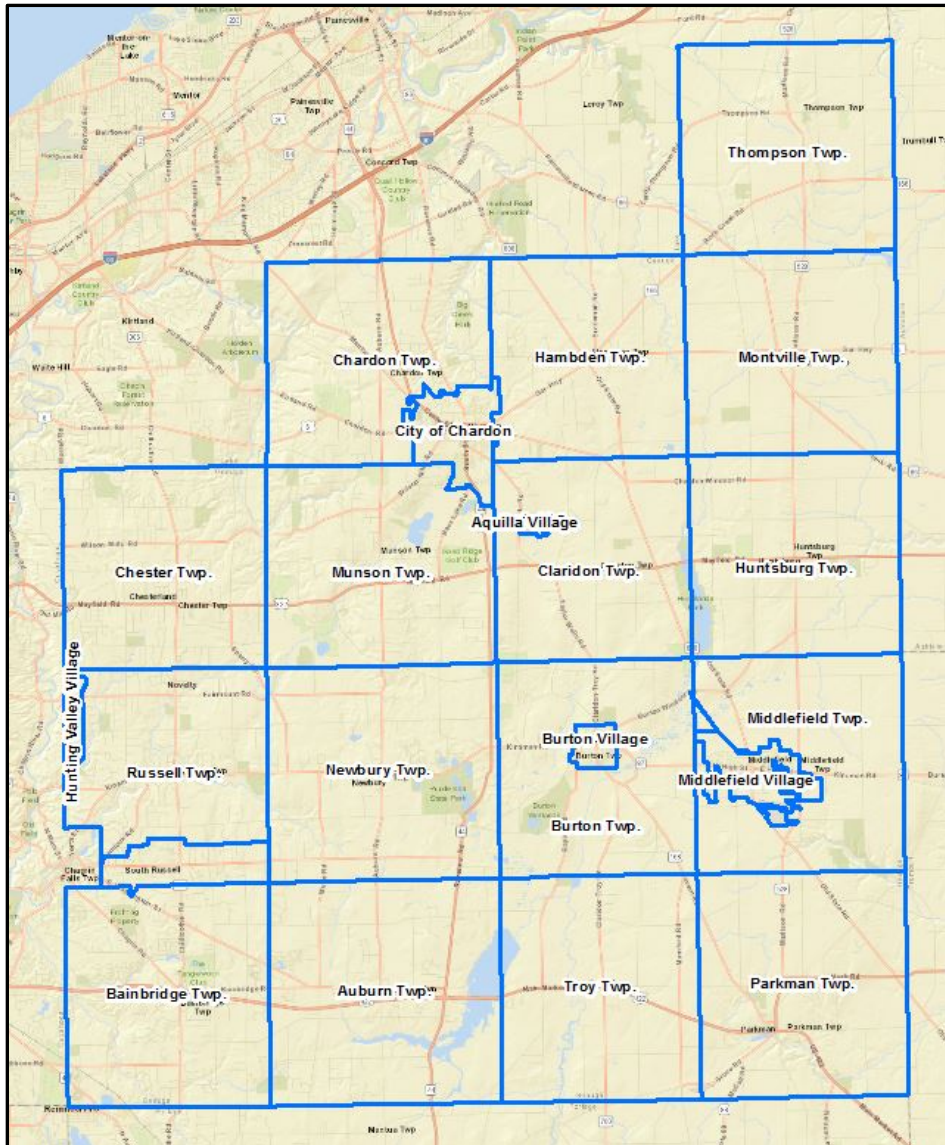
Geauga County Planning Commission

470 Center Street, Building 1C, Chardon, Ohio 44024

Phone (440) 279-1740 Fax (440) 285-7069

www.co.geauga.oh.us/Departments/Planning-Commission
planning@co.geauga.oh.us

2020 Year End Report



This page intentionally left blank.

Geauga County Planning Commission

Charles Stevens, Chairman
Caterina Cocca-Fulton, Vice Chairman
Gary Neola, Jr., Secretary/Treasurer
Ralph Spidalieri
Tracy Engle
Walter (Skip) Claypool
James Dvorak
Chester Miller
Timothy Lennon
James McCaskey
Dennis John Bergansky

Prepared by

Linda M. Crombie, AICP, Planning Director
Maria Palmisano, Planner I

February 2, 2021

This page intentionally left blank.

Table of Contents

<u>Part #</u>		<u>Page #</u>
1.	<u>Introduction and Overview of Yearly Activities</u>	7
2.	<u>Comprehensive Planning and Zoning</u>	
	a) General Plan Update.....	7
	b) Strategic Plan for Economic Development.....	7
	c) Land Use Mapping.....	7
	d) Model Zoning Resolution.....	8
	e) Township Assistance.....	8
3.	<u>Planning Administration</u>	
	a) Subdivision and Zoning Activity.....	8
	i. Major Subdivisions	
	ii. Re-plats	
	iii. Minor Subdivisions	
	iv. Large Lot Splits	
	v. Exempt Divisions of Land	
	1. Transfer to Adjacent Property Owner	
	2. Over 20 acres	
	vi. Lot Consolidations	
	b) Township Zoning Text and Map Amendments.....	9
	c) Easements.....	9
	Summary Map (Major Subdivisions, Re-plats, and Text/Map Amendments)....	10
4.	<u>Miscellaneous</u>	
	a) Planning Commission Website Updates.....	11
	b) 2020 Census.....	11
	c) Public Official Directory.....	11
	d) Planning Commission By-Laws.....	11
	e) Planning email.....	11
	f) Review of other county regulations.....	11
	g) New Single Family Housing Starts.....	11-13
	h) Population Estimates.....	13-14
5.	<u>Staff Related</u>	14
6.	<u>Summary</u>	14

This page intentionally left blank.

Part 1: Introduction and Overview of Yearly Activities

The year 2020 was unusual to say the least with all facets of our lives being impacted in one way or another due to the coronavirus pandemic. Government functions were impacted as we had to modify how we interact with residents, business owners, and other government officials, etc., while still maintaining services. Virtual meetings became all too familiar for us.

All the while we were able to move forward with the General Plan update process with our consultant Envision. The process is ongoing as of year end and its completion is expected in Spring 2021.

The 2020 Census was completed and Geauga County residents should be proud of themselves as the county was the 3rd highest in the state in *self-response* at 80.6%, just behind Delaware County with 80.5% and Medina County with 82.5 %.

The staff saw an increase in general inquiries toward the fall and in speaking with representatives from the townships and municipalities, this is similar to what they experienced as residents were home more to contemplate proposed lot or dwelling improvements such as decks and fences.

Part 2: Comprehensive Planning and Zoning

The following planning efforts occurred in 2020:

a) Geauga County General Plan Update

Winter-Spring: Steering Committee members were selected and the first meeting was held in March. The Community Survey was developed during this time.

Summer: The Community Survey was released in July and 1,656 responses were received. Maintaining rural character, farmland preservation, and economic development were considered as the most importance items to focus on in the next 5-10 years.

Fall-Winter: Four (4) public forums were held in October to garner additional input from residents. Draft recommendations and the plan outline were also developed. Awareness of tax exempt properties and conservation easements were topics of importance.

b) Strategic Plan for Economic Development

The Strategic Plan for Economic Development for Geauga County, spearheaded by the County Department of Development, was completed by their consultant, Juniper Solutions, which will complement the General Plan. I participated in a couple of the stakeholder interviews. This plan focuses on business retention and attraction efforts and contains several recommendations.

c) Land use mapping

The GIS/Planning Intern position was filled mid-September and the land use maps for Bainbridge, Burton, Claridon, and Huntsburg Township were completed. Updates for Munson and Newbury Townships began in early 2021. Cleveland State University performed the land use map update for Hambden Township as part of their land use plan update and those updates will be reviewed for conformance with how the County's land use map has been traditionally updated.

- d) Model Zoning Resolution
The Model was discussed periodically and sections will be reviewed more in depth in 2021.
- e) Township assistance
 - a. Assisted with approximately sixty (60) inquiries, large and small, with the townships.
 - b. Hambden Township Comprehensive Land Use Plan update. The Planning Commission staff assisted Cleveland State University in the late fall and winter with various points of information for the plan's update.

Part 3: Planning Administration

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

- a) Subdivision and Zoning Activity
The summary table 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 2020

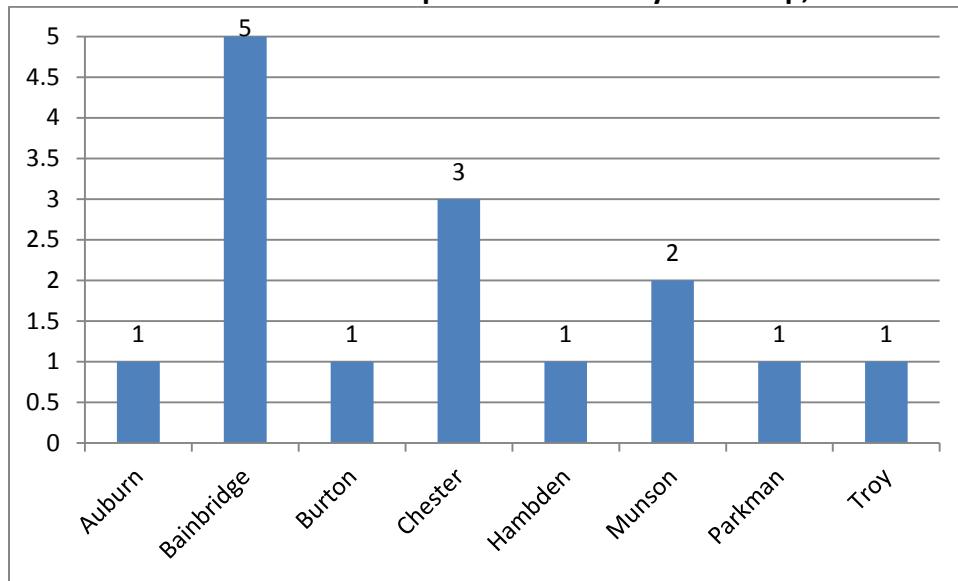
	2020
	# Reviewed
Lot Splits/Subdivisions	
Re-plat	14
Major Subdivision	4
Minor Subdivisions (5 acres and less)	18
Large Lot Subdivisions (Between 5-20 acres)	14
Exempt Lots (Transfer to Adjacent Owner)	34
Exempt Lots (Over 20 acres)	6
Lot consolidations	66
Total	152
Zoning	
Informal text or map amendment reviews	7
Formal text or map amendment reviews	10
Preliminary lot split inquiries	179
Miscellaneous planning/zoning inquiries	397
Total	593
Miscellaneous	
Easements (roadway, septic, utility)	131

A total of thirty-eight (38) new lots, including minor subdivisions, large lot subdivisions, and lots over twenty (20) acres were approved by staff in 2020, which is slightly down from forty-two (42) new lots in 2019. The top three most active townships were Middlefield (8), Troy (6) and Parkman (5). The top three most active townships regarding lot line reconfigurations were Parkman (8), Chardon (6), and Middlefield (5).

b) Township Zoning Resolution Text and Map Amendments

Fifteen (15) total amendments were reviewed in 2020 compared to eighteen (18) in 2019. A total of twelve (11) text and four (4) map amendments—were reviewed during 2020 as shown in Chart 3-b-1 below, with four (4) being initiated by property owners. The Commission acted on two of the four map amendments as one withdrawn and one was submitted twice but only heard once.

Chart 3-b-1 Text and Map Amendments by Township, 2020



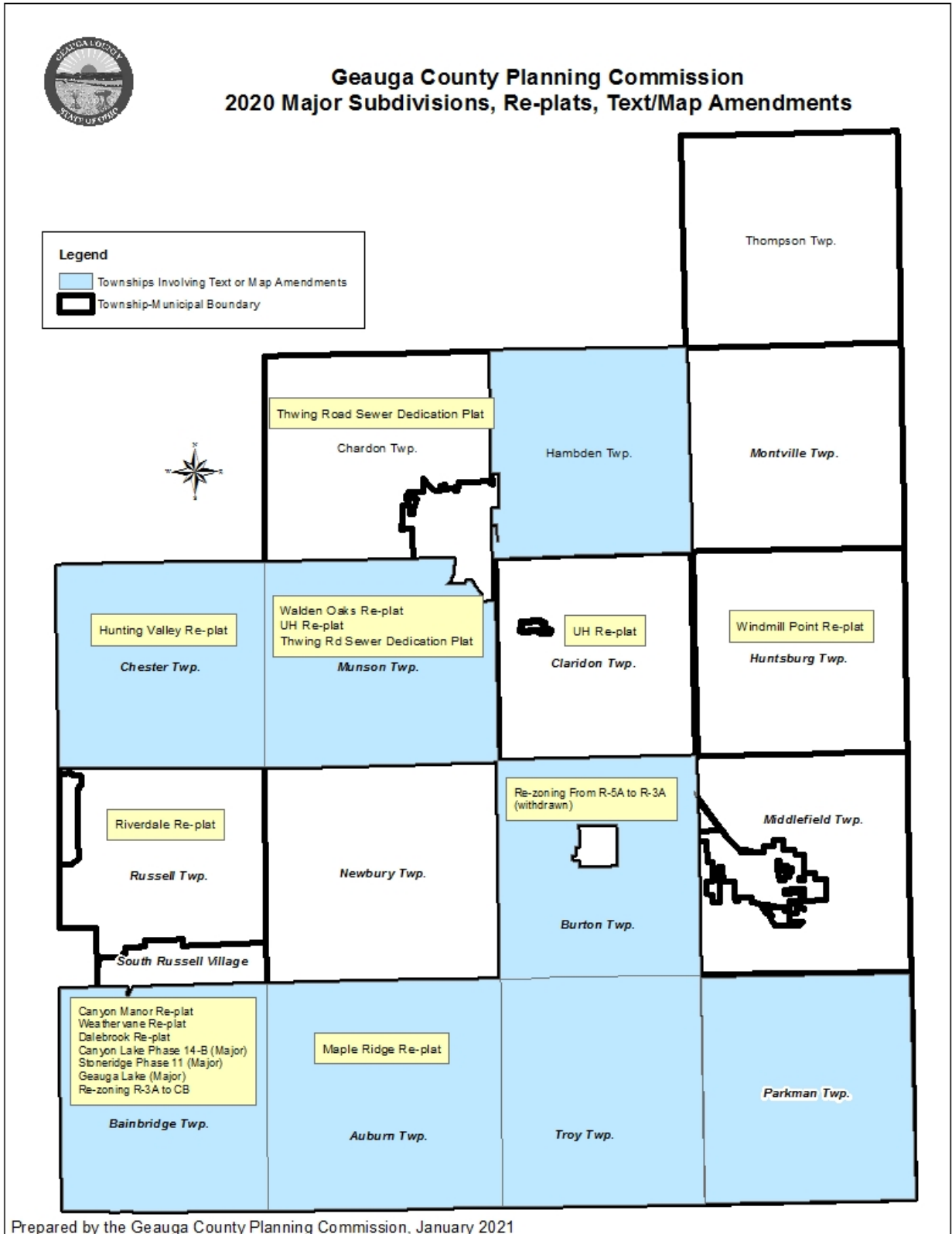
Source: Geauga County Planning Commission

Map 3-b-1 on Page 10 provides a visual summary of the items Planning Commission reviewed during 2020 related to major subdivisions, re-plats, and township text/map amendments.

c) Easements

One hundred thirty-one (131) easements were approved in 2020 as opposed to the forty (40) approved in 2019. Easements are generally for utilities, storm water, conservation, septic systems or for highway purposes.

Map 3-b-1, Major Subdivisions, Re-plats, and Text/Map Amendments, 2020



Part 4: Miscellaneous

a) Planning Commission Website Updates

The General Plan portion of the Planning Commission’s website was updated on a regular basis with the Steering Committee summaries and Public Forum notices to keep the public informed of the process.

b) 2020 Census—



Census awareness efforts continued in 2020 with distribution of census reminder flyers to the townships, City of Chardon, and the villages, Middlefield food pantry, reminder message on the Department of Water Resources utility bills, articles in the Department on Aging’s newsletters, and census reminder flyers in home delivered meals.

c) Public Official Directory

The 2020 Directory of Public Officials was updated and is a valuable source for government related contact information

d) Planning Commission By-Laws

The Planning Commission By-Laws were reviewed for updates.

e) Planning email

A general department “Planning” email, planning@co.geauga.oh.us, was created that both Maria and I can access to ensure at least one staff person can address the request/inquiry. This was created in part for the General Plan update and the related Community Survey.

f) Review of other county regulations

Staff reviewed and commented on proposed amendments to The County Engineer/County Auditor’s Conveyance Standards and well as the Standard Specifications and Procedures for the Design and Construction of Subdivision Roads in Geauga County.

g) New Single Family Housing Starts

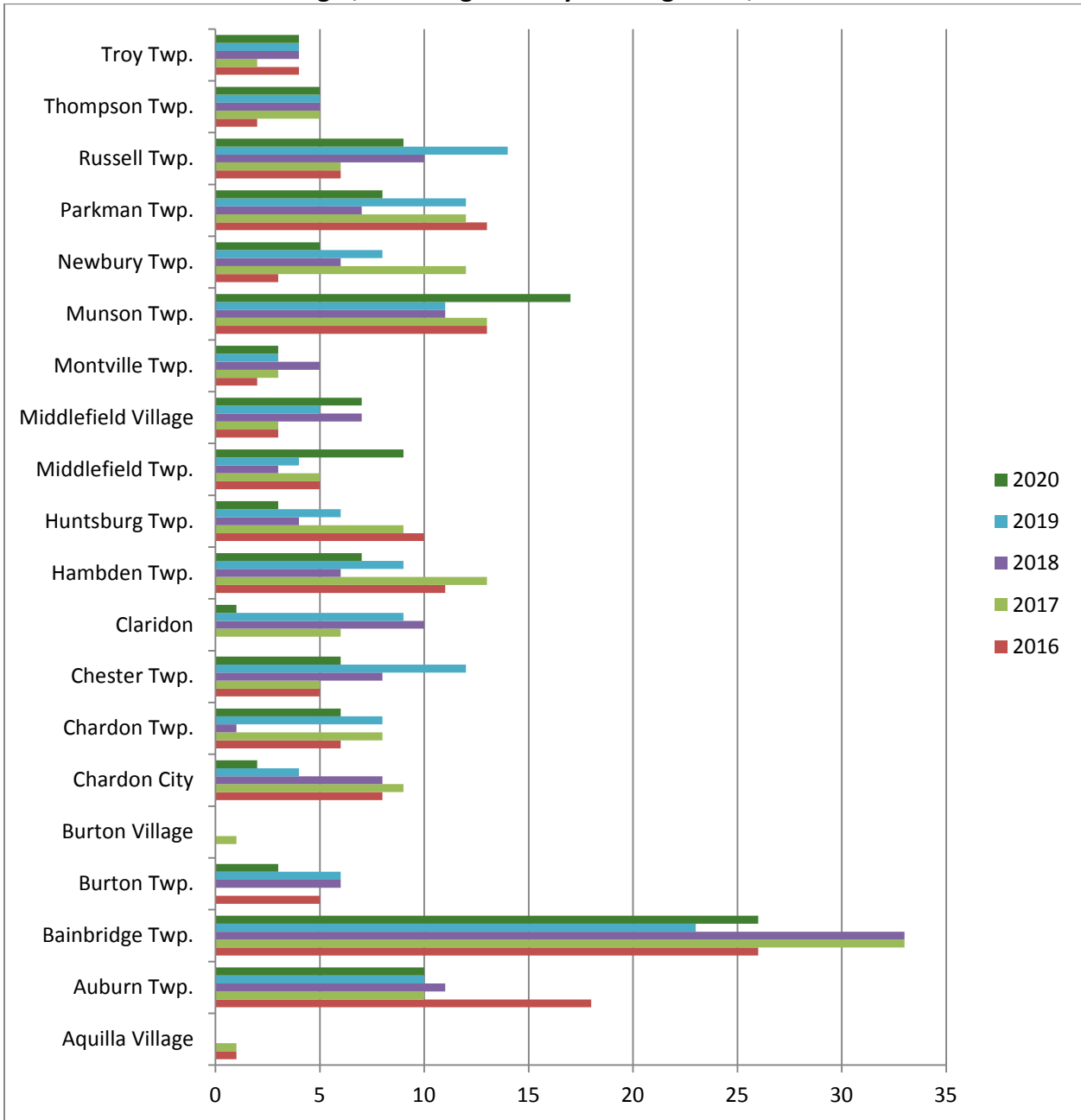
Single family housing starts were lower than in previous years as listed in Table 4-g-1 on Page 12 and illustrated in Chart 4-g-1 on Page 13. This can be attributed to the pandemic as it impacted residents’ ability or desire to move forward with major construction projects in 2020.

Table 4-g-1, New Single Family Housing Starts, 2016-2020

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

Data Source: Geauga County Building Department

Chart 4-g-1, New Single Family Housing Starts, 2016-2020



Data Source: Geauga County Building Department

h) Population Estimates

Chart 4-h-1 below provides a population data from the 1990, 2000, 2010 census as well as the most recent 2019 American Community Survey (ACS) Five-Year Estimates. In general, population growth has been slow with Hunting Valley village experiencing the highest percent change at 36.2% followed by Burton Township at 3.7% and Claridon Township at 1.7%.

Table 4-h-1, Population Data, 1990, 2000, 2010 Decennial Census and 2019 ACS Estimates

	1990 Census	2000 Census	2010 Census	2019 ACS* Estimate	2019 ACS* Margin of Error	# Change 2010-2019	% Change 2010-2019 using 2019 ACS base estimate
Aquilla Village	360	372	340	306	+/-81	-34	-10.0%
Auburn Twp.	3,298	5,158	6,443	6,506	+/-26	63	1.0%
Bainbridge Twp.	9,694	10,916	11,395	11,459	+/-17	64	0.6%
Burton Twp.	2,838	2,908	2,957	3,065	21	108	3.7%
Burton Village	1,349	1,450	1,455	1,375	+/-172	-80	-5.5%
Chardon City	4,446	5,156	5,148	5,167	+/-16	19	0.4%
Chardon Twp.	4,037	4,763	4,585	4,628	+/-30	43	0.9%
Chester Twp.	11,049	10,968	10,255	10,289	+/-21	34	0.3%
Claridon	2,656	2,801	2,860	2,910	21	50	1.7%
Hambden Twp.	3,311	4,024	4,661	4,712	+/-18	51	1.1%
Huntsburg Twp.	2,642	3,297	3,637	3,662	+/-17	25	0.7%
Hunting Valley Vill.	151	145	116	158	+/-57	42	36.2%
Middlefield Twp.	4,111	4,418	4,493	4,483	+/-38	-10	-0.2%
Middlefield Village	1,898	2,233	2,694	2,704	+/-18	10	0.4%
Montville Twp.	1,682	1,984	1,991	2,020	+/-104	29	1.5%
Munson Twp.	5,775	6,450	6,621	6,658	+/-23	37	0.6%
Newbury Twp.	5,611	5,805	5,537	5,559	+/-17	22	0.4%
Parkman Twp.	3,083	3,546	4,131	4,148	+/-29	17	0.4%
Russell Twp.	5,614	5,529	5,190	5,215	+/-22	25	0.5%
South Russell Vill.	3,402	4,022	3,810	3,776	+/-26	-34	-0.9%
Thompson Twp.	2,219	2,383	2,269	2,216	+/-105	-53	-2.3%
Troy Twp.	1,903	2,567	2,801	2,827	+/-18	26	0.9%
TOTAL	81,129	90,895	93,389	93,843	n/a	454	0.5%

Source: U.S. Census Bureau, American Community Survey, 5 year estimates

Part 5: Staff related

- I obtained my AICP (American Institute of Certified Planners) certification by passing the examination in November 2020. As part of the certification, dues must be paid and continuing education credits earned each year.
- The GIS/Planning intern was hired in mid-September to perform updates to the County land use map, which has not been updated since 2009.
- Staff participated in twelve (12) educational related webinars or meetings including topics on the 2020 Census, Amish communities in Ohio, Why Local Food Matters, Leadership Geauga, NOACA’s GIS Portal, County Planning Director’s meetings, the United Way, Geauga Growth Partnership, NOACA’s e2050 Plan, and CORSA’s Defensive Driving.

Part 5: Summary

While 2020 was unusual in terms of the pandemic, significant work was performed in regard to the General Plan update and township assistance. The 2021 Goals in the 2-2-21 Director’s Report will be used as a guide for the upcoming years to the extent possible.