

**GEAUGA COUNTY PLANNING COMMISSION**  
**REGULAR MEETING MINUTES**  
**SEPTEMBER 13, 2016**

Chairman Christine Peace called the September 13, 2016 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 and the following members were present. A quorum was obtained.

**Roll Call**

**Members Present:** Christine Peace, David Short, Cathy Cotman, Charles Stevens, Marge Hrabak, and Thomas Jones.

**Members Absent:** Blake Rear, Ralph Spidalieri, Walter Claypool, Tracy Engle, and Chester Miller.

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

**Others Present:** Diane Jones.

**Approval of Minutes**

Mr. Short made a motion to approve the August 9, 2016 meeting minutes. Mrs. Hrabak seconded the motion, and upon a call for the vote, the motion carried. Mrs. Peace abstained due to absence.

**Financial Report and Approval of Expenses**

Mrs. Baptie presented the financial report summary of expenses.

Mr. Short made a motion to approve the financial report for September 13, 2016 and the summary of expenses marked Exhibit "A" totaling \$1,979.05. Mr. Stevens seconded the motion, and upon a call for the vote, the motion carried unanimously.

**Director's Report**

There was none.

**Other Business**

There was none.

**Major Subdivisions to be Reviewed**

- A. Replat of Sublot Numbers 20 and 21 of Edwards Landing Subdivision  
Bainbridge Township  
Final Plat

Mr. Dietrich presented the following staff review.

**Prepared For:** Canyon Lakes Colony Company (Hugh Edwards)

**Prepared By:** Neff & Associates (Steven Metcalf).

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

**History:** The final plat for Edwards Landing Subdivision was approved at the March 11, 2008 County Planning Commission meeting.

**Subdivision Tabulation:**

- Area in existing Sublot 20: 0.1948 acre
- Area in existing Sublot 21: 0.2307 acre
- Area in proposed Sublot 20A: 0.4255 acre
- Frontage: 109.28 feet on Edwards Landing Drive

**New Roads:** None

**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.
- Minimum Lot Area: None per entry.
- Minimum Lot Frontage: None per entry.
- 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
- Central water and sanitary sewers

**REVIEW**

**County Engineer:**

- No review is required (no new road right-of-way).

***Geauga Soil and Water Conservation District:***

- No comments to offer since this is a lot consolidation (email dated August 22, 2016).

***County Tax Map Department:***

- Plat is approved (email dated September 1, 2016 by Michael Bender).

***County Water Resources Department:***

- The sanitary sewer and water are already installed and will not be affected by the consolidation. The unused sewer service should be excavated to verify the cap is sealed on the existing service line. The unused water service line will be abandoned and the existing meter pit will be removed (email dated August 9, 2016 by Gerry Morgan, County Water Resources Department).

***Bainbridge Township Zoning Inspector:***

- The plat complies with applicable zoning (signed by Karen Endres, Zoning Inspector, on August 30, 2016).

***County Planning Commission Staff:***

- The replat consolidates existing Sublots 20 and 21 into one subplot - - Sublot 20A.
- The replat is in compliance with the applicable provisions of the County Subdivision Regulations.

**RECOMMENDATION**

- Approve the final plat of the Replat of Sublot Numbers 20 and 21 of Edwards Landing Subdivision.

Mr. Dietrich noted, in response to a question by Mrs. Cotman, some of the differences between the 1977 County Subdivision Regulations that apply to the Canyon Lakes Subdivision per the agreed judgment entry and current County Subdivision Regulations.

Mr. Short made a motion to approve the final plat of the Replat of Sublot Numbers 20 and 21 of Edwards Landing Subdivision. Mr. Stevens seconded the motion, and upon a call for the vote, the motion carried unanimously.

**Township Zoning Amendments to be Reviewed**

- A. Parkman Township: Amendment No. 2016-01  
Initiated August 30, 2016

Mr. Dietrich presented the following review.

**INITIATED BY:** John Yoder, BTE Properties LLC, owner and applicant.

**PROPOSED AMENDMENT:** To rezone real property known as PPN 25-003000 from R-1: Residential to I: Industrial.

**REVIEW:**

- Reason for amendment per applicant: “Middlefield Pallet needs to change parcel #25-003000 to industrial zoning so that both parcels (#25-002900) are zoned equal to accommodate a 12,000 square foot building attached to the existing building.”
- The current use of the building on PPN 25-002900 per the applicant is manufacturing of boxes and crating. It is approximately 7,200 square feet.
- PPN 25-003000 is contiguous and under the same ownership (BTE Properties LLC) as PPN 25-002900 located at 18385 Nelson Road.
- PPN 25-003000 contains 2.44 acres and is landlocked. According to the application, the width of the westerly lot line is about 167.11 feet with a depth of 697.85 feet on the north line, 129.97 feet on the east line, and 629.99 feet along the south lot line. An existing pole building on it is to be removed to accommodate the proposed 12,000 square foot building addition.
- PPN 25-002900 contains 1 acre with about 167.11 feet of frontage along Nelson Road per the application. The north line is 250.65 feet, the east line is 167.11 feet, and the south lot line is 315.53 feet.
- PPN 25-003000 is bordered by the C: Commercial zone to the north and R-1: Residential to the east and south.
- The existing building is connected to the Parkman WWTP and is within the adopted 208 plan.
- Existing land uses to the north entail a mix of residential and commercial, to the east a residential platted subdivision (Vernon Drive), and to the south is a township cemetery and other residential uses.
- The easterly portion of PPN 25-003000 is steeply sloped and drains toward the Grand River.
- Ground water yields, according to nearby well logs, range from 10-16 gpm.

**RECOMMENDATION:** Per R.C. 519.12, the County Planning Commission may recommend approval, approval with modification(s), or denial of a proposed zoning amendment. It is advisable that as a part of the recommendation, PPNS 25-003000 and 25-002900 held by BTE Properties LLC be consolidated so as to ensure that the proposed building site has frontage on a public road and that it does not straddle a lot line.

Mrs. Cotman noted the lot size, frontage, and setbacks are not in compliance with industrial zone requirements per the current Parkman Township Zoning Resolution. There are two other industrial zones in the township that are not built-out. This is spot zoning. From a planning and zoning perspective, this should not be passed by the board. Mr. Short indicated the natural barrier to the east should be considered. In response to a question by Mr. Jones, Mr. Short noted zoning district boundaries do not have to follow lot lines.

Mrs. Cotman made a motion to recommend denial of proposed Parkman Township Zoning Amendment Number 2016-01 initiated by application on August 30, 2016 submitted by John Yoder, BTE Properties LLC. Mr. Stevens seconded the motion, and upon a call for the vote, the motion carried. Mr. Jones and Mrs. Hrabak voted naye.

Discussion followed regarding the Model Township Zoning Resolution. Mr. Stevens noted three areas that were mentioned during the review of the Montville Township zoning amendment -- solar panels, outdoor hydronic heaters, and wind turbines -- that may need to be addressed due to changes in the ORC. Chairman Peace indicated this matter would be placed on the next meeting agenda for discussion of inquiries and then submission to the County Prosecutor's office for review.

*Correspondence*

There was none.

*Old Business*

There was none.

*Adjournment*

Mrs. Hrabak made a motion to adjourn the meeting at 8:20 p.m. Mr. Short seconded the motion, and upon a call for the vote, the motion carried unanimously.

  
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Christine Peace, Chairman

Absent  
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Blake Rear, Secretary/Treasurer

SUMMARY RESOLUTION FOR EXPENSES  
GEAUGA COUNTY PLANNING COMMISSION

Mr. Short MOVED THE ADOPTION OF THE FOLLOWING RESOLUTION,  
WHICH MOTION WAS SECONDED BY Mr. Stevens.

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 13, 2016 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>
819	SUPPLIES	8/31	REPOS, INC. (PAPER ROLLS FOR PLOTTER)	\$162.75
819	SUPPLIES	9/06	GOVCONNECTION (PRINthead FOR PLOTTER)	183.70
819	SUPPLIES	9/06	WESTERN RESERVE OFFICE (SUPPLIES)	96.13
823	OTHER	8/16	TOSHIBA BUSINESS SOLUTIONS (COPIER MAINT.)	21.35
823	OTHER	9/06	THE SOURCE (LABOR & PART FOR PLOTTER)	419.00
825	OTHER	8/23	WELLS FARGO (AUGUST COPIER LEASE)	115.00
829	OTHER	8/31	GEAUGA SWCD (SERVICES PER AGREEMENT)	981.12
TOTAL				\$1,979.05

Christine Peace  
Christine Peace, Chairman

Absent  
Blake A. Rear, Secretary/Treasurer