



DATE: February 25, 2026

APPROVED BY: Rhea Benton, Secretary

MINUTES OF THE LAKE COUNTY PLANNING COMMISSION

January 27, 2026

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission; and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

The following members answered roll call and were present at 105 Main Street, Painesville Ohio: Messrs. Bernard, VanBuren, Reppert, Schreiber (Mr. Siegel alt.), Varga, McGarry (Commissioner Beverage alt.), Veselko (Chair) and Valentic (arrived 5:40)

Planning Commission Officers present were: Secretary Ms. Rhea Benton and Mr. David Radachy, Assistant Secretary.

Planning and Community Development staff present were: Alanna Ciancibello and Kathy Russo, Recording Secretary.

Visitors present: Mr. Loreto Iafelice from Davis-Iafelice Casement LLC, Mr. Loreto Iafelice, Jr. from Davis-Iafelice Casement LLC, Mr. George Davis from Davis-Iafelice Casement LLC and Mr. Kevin Hoffman from Polaris Engineering and Surveying

ROLL CALL

Roll call was taken. There were 8 voting members present. There was a quorum. Mr. Valentic arrived at 5:40 pm

CALL TO ORDER

Chairman Veselko called the meeting to order at 5:30 P.M.

ELECTION OF OFFICERS

Report on the nomination committee:

Mr. Bernard stated that the Nominating Committee, consisting of himself and Mr. Veselko, met prior to the meeting this evening (January 27, 2026) for the purposes of electing a Chair and Vice-Chair to the Planning Commission for 2026. It is recommended that Mr. Hiram

Reppert serve as Chairman and Mr. Geoff Varga serve as Vice Chair. Ms. Rhea Benton was recommended for secretary and Mr. David Radachy was recommended to serve as assistant secretary. All nominees have agreed to serve in their respective offices. The Nomination Committee have signed the necessary agreement with the above nominations that were decided on January 27, 2026.

At this time Mr. Veselko turned the meeting over new Chair, Mr. Hiram Reppert.

2026 MEETING DATES AND TIMES

Mr. Radachy reviewed the 2026 meeting schedule and stated that 10 out the 12 months are the last Tuesday of the month, staff are requesting that the March meeting be moved from last Tuesday of the month (March 31) to the fourth Tuesday of the Month, which is March 24. Mr. Radachy explained that he would like to take off from March 30 to April 3, as his wife has spring break that week. He proposed three date choices for the month of December: The last Tuesday of the Month (December 29), the fourth Tuesday (December 22) and third Tuesday, (December 15). Last year's (2025) December meeting was held on the third Tuesday, December 16th. The Commission agreed to meet on March 24 and December 15, 2026.

MINUTES

Mr. Varga moved that the minutes of December 16, 2025, be approved.

Mr. Reppert asked if there were any questions or corrections to the minutes of December 16, 2025. There were no changes, corrections or comments.

Mr. McGarry seconded the motion to approve December 16, 2025 minutes.

All voted: "Aye."
Motion passes.

FINANCIAL REPORTS

December 2025 Financial Report

Mr. Radachy stated that \$279.80 was spent in December, which included \$41.50 for printing, \$18.10 in postage and \$220.00 for minutes transcription. There was a balance of \$3.12 in the minutes line item and we had \$1,100.85 at the end of the month. There was \$500 in revenue in subdivision permits and \$450.00 in minor subdivision for a total of \$950.00 for the month, and \$13,500.00 for the year.

Mr. VanBuren moved and Mr. Varga seconded the motion to approve the December 2025 Financial Report.

All voted "Aye."
Motion passes.

2025 Year End Financial Report

Mr. Radachy reported that \$2,212.90 was spent to run the Lake County Planning Commission in 2025. The largest expense was transcribing of the minutes; \$1,810.63, followed by postage at \$454.11 and printing at \$243.62. He stated that there was \$13,500.00 in revenue; \$8,850.00 in subdivision permits and \$4,650.00 in minor subdivisions.

Mr. Bernard moved and Mr. Varga seconded the motion to approve the 2025 Year End Financial Report.

All voted "Aye."
Motion passes.

**Mr. Ivan Valentic arrived at 5:40 pm

Approval of the 2026 Budget

Mr. Radachy reported that Staff is proposing budget of \$4,500.00 to operate the Planning Commission for 2026. The largest expense is transcribing the minutes at \$3,000.00, followed by postage at \$600.00 and printing at \$500.00.

Mr. Veselko moved and Mr. Varga seconded the motion to approve the 2026 Budget.

All voted "Aye."
Motion passes.

PUBLIC COMMENT

There was no Public Comment.

LEGAL REPORT

There was no Legal Report.

DIRECTOR'S REPORT

Mr. Radachy stated that *Vision 2050* is moving along and how the consultants have prepared goals and objectives. They are currently meeting with and seeking input from stakeholders and public input on goals and objectives. He stated that they are also planning a joint meeting with all the Planning Commissions, Zoning Commissions and BZA's in the county and that they (Lake County Planning Commission members) will be invited to also attend that meeting. Tentative proposed dates are Thursday, February 26 or Thursday, March 5 and he will keep the Commission updated on the final details.

Mr. Radachy also reported that the Coastal Plan is wrapping up and he is anticipating that the project should be complete in March.

ANNOUNCEMENTS

There were no Announcements.

SUBDIVISION REVIEW

Sidley Boulevard Ph.1 - Final Plat and Imp. Plans - Four Blocks - Painesville Twp.

Mr. Radachy projected the plans onto the large screen and explained that Sidley Boulevard- Phase 1 of the Villages at Casement subdivision is located in eastern Painesville Township off of Casement Road and is on 6.7371 acres of land. It is being developed by The Villages at Casement, LLC & Loreto-Davis Casement, LLC with Polaris Engineering and Surveying acting as the consultant engineer. He explained that there are no sublots in this phase, only open space blocks and the road. The open space totals 3.5800 acres and he stated the land has been zoned Flexible Planned Unit Development (FPUD) since 2005. The Painesville Township Trustees approved the current layout in 2024. Mr. Radachy stated that there are 11 final plat stipulations and two comments and 19 improvement plan stipulations and four comments on this plat.

Mr. Radachy referred to the plat which was projected on a large screen pointing out one of the issues that staff had seen on the plat is that there is a storm sewer appearing at Sidley Boulevard going back to the retention pond in the back and another storm sewer Mr. Radachy described the projected images

He continued to discuss the easement that's appearing on Lookout Point's plat and staff feels it should be on the Sidley Boulevard plat because it's actually taking water off of Sidley Boulevard not off of Lookout Point. Reviewing the projected images, he continued to explain by showing a close-up of that easement and the easements on the back of sublots 31 through 44 of Lookout Point.

Next, he discussed staff's issue with the landscape island (Mr. Radachy referred to the projected images at this point) stating that looking at the plat, the landscape island does not appear. There needs to be a landscape easement on that island to the HOA or to the new community authority or somebody else because right now Painesville Township would have to maintain the landscape island.

He next discussed the issue of a sliver (0.05 of an acre) that is being created accidentally because it's future land of another part of the subdivision and eventually will be subdivided but currently it is leaving a sliver behind explaining that when they did the lot split plat for Sidley, they created lot two and lot eight creating a little curve. Staff would like to see a lot line adjust that to the larger lot to the north.

Staff are recommending that Sidley Boulevard - Final Plat and Improvement Plans be approved with the 11 final plat stipulations and two comments and 19 improvement plans stipulations and four comments.

Another point Mr. Radachy would like to mention is the easement that resembles an "L shape" referring to the area that touches Sidley Boulevard directly is a permanent stormwater easement. One of the stipulations is that it should be a temporary stormwater easement and be vacated upon extension of Sidley Boulevard. He explained that if it is made a permanent

easement, whoever owns that easement must be released before filing the next right-of-way plan.

Mr. Varga referred to the drainage easement along the back of the property. He asked if the easement should be in subdivision.

Mr. Radachy replied that the easement is currently open space of future phase and it is preferred that the easement stay in this open space of the townhouse development. Currently it is on the Lookout Point plat, but they would prefer it on Sidley Boulevard - Final Plat.

Mr. Reppert stated that for something that has been through Polaris Engineering, there seem to be a lot of comments and issues.

Mr. Radachy replied that this was the first time that the Sanitary Engineer, County Engineer, Soil and Water and Stormwater Management have seen and reviewed the plans. It is not uncommon to have this many improvement plan stipulations at this point because there hasn't been a full engineering review completed. If you (the Commission) approve the plat, there will be months of going back and forth with Stormwater, the County Engineer and Sanitary Engineer, to make sure that everything is worked out to their satisfaction before they sign off on the improvement plans.

Mr. Reppert asked if most of the stipulations are stormwater.

Mr. Radachy responded yes, most are stormwater, but the Sanitary Engineer stated this is based upon a sanitary line that is yet to be built and must be completed before this improvement plan will be accepted because they don't want somebody to build a sewer to nowhere.

Mr. Reppert referred to #5 on Page 38: improvement plan stipulation. He read that it states, "submit roadway design and calculations" and asked if there was a roadway now?

Mr. Radachy responded that the roadway design and calculations were not submitted with the improvement plans to the County Engineer, but they will be necessary to ensure that the road design is proper. He stated that the Commission is only considering the plat to make sure that it meets zoning and approving the improvement plans are to make sure they correspond with the plat.

Mr. Reppert asked if the Commission would see this again.

Mr. Radachy responded that the stipulations will be added and the Commission will review once all the other departments have signed off on the cover sheet. At that point, the Commission will review the stipulations to make sure everything has been met. If the County Engineer signed off on it, we're going to assume that stipulations have been met, followed by signing off by Stormwater and then the Sanitary Engineer.

Mr. Valentic stated that there are many substantial comments, quite a few major revisions and significant changes which might have dictated changes to the plan.

Mr. Radachy agreed with Mr. Valentic's statement that they are major revisions and significant changes.

Mr. Schreiber stated that Mr. Radachy had spoken about the cover sheet with everybody signing off and wanted to clarify that they were not going to see this again. He stated their

signatures are going to be based on the comments, and asked if it were going to be made a part of the record?

Mr. Radachy responded "Yes"

Mr. Schreiber referred to stipulation number 16 which states, "show the 24-inch dewatering storm sewer on the Watchman Way profiles" and shows that Stormwater will review. His question is for the word *dewatering* asking if this would be an ODNR issue as opposed to a stormwater issue if it's actually dewatering?

Mr. Radachy stated it's a stormwater issue and they will be observing the dewatering while they get the pipe into the ground. The dewatering is designed to keep the water away from basements which is a subdivision issue that stormwater will handle.

The Commission continued to question and discuss several specific stipulations and comments for Sidley Boulevard.

Below are the Sidley Boulevard - Final Plat and Improvement Plans Stipulations and comments which are entered into this record in their entirety:

FINAL PLAT STIPULATIONS

1. List Morgan McIntosh as Lake County Commissioner. *Lake County Planning*
2. Alan Exley is not drainage engineer, please remove that title. *Lake County Planning*
3. Show a landscaping easement for the island to be maintained by the HOA or NCA. *Lake County Planning*
4. Sanitary sewer for Lookout Point Subdivision Phase 1 must be constructed prior to approval. *Lake County Sanitary Engineer*
5. Add Sanitary Engineer to the plat. *Lake County Sanitary Engineer*
6. HOA or NCA should be responsible for the 24" dewatering pipe that runs under and within the right-of-way on Sidley Boulevard. There shall be an easement. *LCSDM*
7. Provide language for the bike easement being shown on the plat. *LCPCD*
8. Street names for the stub roads need to be shown. *Lake County Planning*
9. The 0.0586-acre parcel by Block C, at a minimum, needs to show the parcel number and ownership information. Staff would prefer that you attached it to parcel 11-B-027-C-00-002-0. *Lake County Planning*
10. Show the stormwater easement taking water from Sidley Blvd. It is shown on the Lookout Point Plat but not Sidley Blvd. Plat. *Lake County Planning*
11. Language regarding what the Township will and will not accept within the easement areas is unclear in several sections and should be clarified. *Painesville Twp. Zoning*

FINAL PLAT COMMENTS

1. Loreto-Davis Casement LLC does not have deeded interest in the land. Unsure if they can sign the dedication. *Lake County Planning*
2. Language should be consistent on both sets of plans. Sidley Blvd. uses "stormwater easement" and Lookout Point Phase 1 uses "local service drainage easement." If given a choice, staff recommends using the Local Service Drainage Easement language. *Lake County Planning*

IMPROVEMENT PLAN STIPULATIONS

1. Typo on the approvals- change Painesville Trustees to Chuck Hillier and Josh Pennock.
Lake County Planning
2. The stormwater management system shall be designed to provide Lake County and Painesville Township an effective system that is cost effective to maintain. The developer shall work with Lake County Engineer, Lake County Stormwater Management and Painesville Township to design this system. *Lake County Planning*
3. Sheets are numbered incorrectly, skipped 24 and there are two 25's. *LCPCD*
4. Township standards statement on roadway typical section are not acceptable. *Lake County Engineer*
5. Submit roadway design and calculations. *Lake County Engineer*
6. ADA sidewalk ramps are required. *Lake County Engineer*
7. Provide all associated information, thicknesses, details, ODOT standards for the typical section. *Lake County Engineer*
8. Plans are subject to review and approval of the Lake County Engineer. *LCPCD*
9. Show the island. It is not shown on any of the plans, creating uncertainty about what improvements are required. Please clarify and ensure consistency across all plan sets.
Painesville Township Zoning
10. No storm laterals should tie into the 24" dewatering pipe. Storm laterals for the houses should tie into the storm sewer that routes water to SWM Basin #1. *Lake County Stormwater*
11. Show the 24" dewatering pipe on Sidley Boulevard profile sheet. *Lake County Stormwater*
12. Minimize sections of roadway drainage that tie into rear yard drainage systems so roadway drainage is contained in the right-of-way as much as possible. For instance, STM CI 90 and 89 could be routed in the right-of-way to drain STM MH 108. *Lake County Stormwater*
13. Some structure info on the plan and profile sheets are missing. Please complete. *Lake County Stormwater*
14. Storm outlet pipes for SWM Basin #2 and #5 to be in easements to the HOA/NCA up to next structure. *Lake County Stormwater*
15. Show emergency spillways for SWM Basins #2 and #5. Proposed location on #2 does not work as water would actually flow west toward Casement first due to bank elevations. Overflow location for #5 is not shown. *Lake County Stormwater*
16. Rock outlet protection to be utilized at storm outlets into the ponds. Rock outlet protection to be sized accordingly. *Lake County Stormwater*
17. Show spot checks and grade on the intersection details. *Lake County Stormwater*
18. Storm Sewer and Sanitary Outfall Plans to be finalized prior to subdivision approval.
Lake County Stormwater
19. Casement Avenue waterline must be constructed prior to approval. *Lake County Sanitary Engineer*

IMPROVEMENT PLAN COMMENTS

1. Please confirm whether a turning lane is required, as this roadway is classified as a major collector. *Painesville Township Zoning*
2. Stormwater basins to meet County Standards. *Lake County Stormwater*
3. Storm sewers to meet or exceed County Standards. *Lake County Stormwater*

4. Plans subject to detail review and revision. *Lake County Stormwater*

Mr. Varga moved and Mr. Valentic seconded the motion to approve Sidley Boulevard - Phase 1 of the Villages at Casement subdivision Improvement Plan stipulations and comments and Final Plat stipulations and comments which are listed in their entirety above.

All voted "Aye."
Motion passes.

Lookout Point Final Plat and Improvement Plans- Phase 1 of the Villages at Casement - Painesville Township

Mr. Radachy stated Lookout Point - Phase 1 of the Villages at Casement subdivision is located in eastern Painesville Township off of Casement Road, south of Route 2 and the railroad tracks north of Madison Avenue and is being developed by The Villages at Casement, LLC & Loreto-Davis Casement, LLC with Polaris Engineering and Surveying acting as the consultant engineer. This phase includes 44 single family home sublots with an average lot size of 9,840 square feet and two blocks of open space divided into 0.9142 acres of land. These plans are for the first phase of Casement Village. Mr. Radachy projected the plans onto the large screen for review. He drew the Commissions attention to an area highlighted in red "Pod C" and stated that this is the first phase of Lookout Point. He explained the current slide is showing all 44 sublots on two roads with two temporary cul-de-sacs and pointed out that the highlighted area is the easement which is on this plat and it should be on the Sidley Boulevard plans, which is where it's been stipulated. He stated that the land is zoned FPUD, has been since 2004 and was re-approved in 2024. Mr. Radachy pointed out "Pod C" was approved by the Painesville Township Trustees in 2024. The preliminary plan was approved in November 2024. He stated that there are 10 final plat stipulations and five comments and 27 improvement plans stipulations and four comments. Most of the stipulations are the standard stipulations or stipulations from other agencies of items that need to be addressed as the developer moves forward in the engineering review.

He and the Commission discussed a small sliver of land that appears to be cutting off a portion of a lot and instead of having the line be green on the right-hand side, it needs to be black. He stated that staff are recommending approval of the stipulations.

Mr. Radachy and the Commission reviewed the projected image, in particular an area highlighted in red. Mr. Radachy explained that this area has 44 single family home sublots.

Mr. Reppert questioned several lots that appear to have steep slopes and asked if they were buildable.

Mr. Radachy stated that Mr. Reppert was speaking of lots 40 through 44 and that they would be graded as buildable. He introduced Polaris Engineer, Mr. Kevin Hoffman.

Mr. Hoffman referred to the east side of Lookout Drive and explained that most of the homes along that side of the street will be walkout and that there is a steep grade. He also discussed their thoughts on deeper and shorter homes and the type of slopes or grading they

would have.

Mr. Radachy explained that once the plat is filed and the lots are sold, the home builder will have to pull a grading permit as part of their building permit. Those permits are approved by the Lake County Stormwater Department, and each one is individually approved as each house is designed and to take these things into account.

Below are the Subdivision Stipulations and Comments:

FINAL PLAT STIPULATIONS

1. List Morgan McIntosh as Lake County Commissioner. *Lake County Planning*
2. Alan Exley is not drainage engineer. Please amend the signature line. *LCPCD*
3. Provide dimensions and width of all sides of each subplot. *Lake County Planning*
4. Change the line color between 11-B-027-C-00-002-0 and 11-B-027-C-00-008-0 from solid black to dashed gray. It looks like the area marked as "0.0586 ac." Is not part of subplot 44. *Lake County Planning*
5. The stormwater management easement in the future right-of-way of Sidley Boulevard needs to be in a temporary stormwater easement that would be automatically released when Sidley Boulevard is extended. *Lake County Planning*
6. List stormwater drainage easements on the plat tile sheet. *Lake County Stormwater*
7. There needs to be a reference to adjacent subdivisions. Add reference to Sidley Boulevard Phase 1 to Lookout Point plat. *Lake County Planning*
8. HOA or NCA should be responsible for the 24" dewatering pipe that runs under and within the Watchman Way right-of-way. *Lake County Stormwater*
9. For the stormwater easement located behind the homes, please clearly identify what is permitted and prohibited within the easement area. *Painesville Township Zoning*
10. Easement over the yard drain system and 24" dewatering pipe behind the houses between Watchman Way and Lookout Drive should be increased in width to allow for room to excavate down to the 24" dewatering pipe if necessary. Additional deed language about structure setbacks from rear yard storm sewer and 24" dewatering pipe should be considered to limit structures being placed over them. *Lake County Stormwater*

FINAL PLAT COMMENTS

1. Loreto-Davis Casement LLC does not have deeded interest in the land. Unsure if they can sign the dedication. *Lake County Planning*
2. Language regarding what the Township will and will not accept within the easement areas is unclear in several sections and should be clarified. *Painesville Township Zoning*
3. Language should be consistent on both sets of plans. Sidley Blvd. uses "stormwater easement" and Lookout Point Phase 1 uses "local service drainage easement." If given a choice, staff recommends using the Local Service Drainage Easement language. *LCPCD*
4. List stormwater management easements on title sheet- they are called out on the plat but not listed on the title sheet. *Lake County Stormwater*
5. Stormwater easement is taking water from Sidley Blvd. on the plat for Lookout Point,

but not on the Sidley Blvd. plat. *Lake County Planning*

IMPROVEMENT PLAN STIPULATIONS

1. The stormwater management system shall be designed to provide Lake County and Painesville Township an effective system that is cost effective to maintain. The developer shall work with Lake County Engineer, Lake County Stormwater Management and Painesville Township to design this system. *Lake County Planning*
2. Page numbers shall be corrected- page 32 is missing or other pages are numbered wrong, page 2 says 2/26 but it should read 2/36 and there are two pages numbered 35. *Lake County Planning*
3. Include signature lines on the cover sheet for the Painesville Township Trustees. *Lake County Planning*
4. Township standards statement on roadway typical section are not acceptable. *Lake County Engineer*
5. Submit roadway design and calculations. *Lake County Engineer*
6. ADA sidewalk ramps are required. *Lake County Engineer*
7. Provide all associated information, thicknesses, details, ODOT standards for the typical section. *LC Engineer*
8. Plans are subject to further review and approval of the Lake County Engineer.
9. Confirm that the proposed temporary turnarounds (cul-de-sacs) are being constructed with an approved surface. *Painesville Township Zoning*
10. The island is not shown on both sets of plans, creating uncertainty about what improvements are required. Please clarify and ensure consistency across all plan sets. *Painesville Township Zoning*
11. Emergency spillways to be sized to convey 100-year flows for each pond. *Lake County Stormwater*
12. Each lot shall have access to a yard drain. Some do not with the proposed yard drain locations. *Lake County Stormwater*
13. Yard drain systems for the houses between Watchman Way and Lookout Drive should be placed along the property lines for equal uses. *Lake County Stormwater*
14. There will need to be additional manhole structures along the 24" dewatering pipe run in the backyards. *Lake County Stormwater*
15. Please include missing structure information for yard drain rims or inverts. *Lake County Stormwater*
16. Show the 24" dewatering storm sewer on the Watchman Way profiles. *Lake County Stormwater*
17. Show emergency spillways for SWM Basins. *Lake County Stormwater*
18. The remainder of the 0.0586 acre parcel (11-B-027-C-00-008-0) that is not used as part of subplot 44 needs, at minimum, its acreage, parcel number and ownership information shown. Staff would prefer that you dedicate it as open space or attach it to parcel 11-B-027-C-00-002-0. *Lake County Planning*
19. The stormwater management system shall be designed to provide Lake County and Painesville Township an effective system that is cost effective to maintain. The developer shall work with Lake County Engineer, Lake County Stormwater Management and Painesville Township to design this system. *Lake County Planning*
20. The sanitary sewer along the railroad tracks must be constructed prior to approval. *Lake County Sanitary Engineer*

21. Houses will need to be able to have common swales along the side yards. *Lake County Stormwater* Outlet structure for SWM Basin #1 to have 6" PVC extended out with downturned elbow. *Lake County Stormwater*
22. Anti-seep collars are to be used on all pond outlet pipes. *Lake County Stormwater*
23. Provide 18" vertical clearance for storm sewer crossovers with other utilities. *Lake County Stormwater*
24. Rock outlet protection to be utilized as storm outlets into the ponds. Rock outlet protection to be sized accordingly. *Lake County Stormwater*
25. There will need to be a note about slight berming or grading on the downstream side of yard drain structures behind lots 32-44 to prevent bypass due to steep grade. *Lake County Stormwater*
26. Need to consider flood routing or overflow routing of the ponds if design storms are exceeded to verify water will continue to flow out of the subdivision and not impact houses. *Lake County Stormwater*
27. Storm sewer and sanitary outfall plans to be finalized prior to subdivision approval. *Lake County Stormwater*

IMPROVEMENT PLAN COMMENTS

1. There is a double 666 contour around SWM Basin #3. *Lake County Stormwater*
2. Stormwater basins to meet County Standards. *Lake County Stormwater*
3. Storm sewers to meet or exceed County Standards. *Lake County Stormwater*
4. Recommend Stormwater Management easement for subdivision's storm sewer outfall extend over the pipes final outlet and rock outlet protection. *Lake County Stormwater*

Mr. VanBuren moved and Mr. Varga seconded the motion to approve Lookout Point - Phase 1 of the Villages at Casement subdivision final plat stipulations and comments and improvement plans stipulations and comments, which are listed in their entirety above.

All voted "Aye."
Motion passes.

Subdivision Activity Report

Mr. Radachy provided an update on Quail Highlands Phase 6, stating that the construction estimates to repair the cul-de-sac has been approved by the County Engineer, that the plat has been submitted to his department (Planning and Community Development) for final review and they are currently waiting for final approval from the Prosecutor. The developer is working on getting a construction surety in place so they can file the plat at any time and repair the cul-de-sac at a later time as the current weather conditions are not conducive to the repair and lastly, they need to get a mortgage release in order to dedicate the road.

LAND USE AND ZONING REVIEW

There was no report for Land Use and Zoning Review.

REPORTS OF SPECIAL COMMITTEES

There were no Reports of Special Committees.

CORRESPONDENCE

There was no Correspondence.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

Mr. Radachy reported that he has met with County Administrator, Mr. Jason Boyd, to discuss hiring a consultant to review and upgrade the current sub regulations and possibly a complete rewrite of them, adding there have not been any major changes since the 1960's.

PUBLIC COMMENT

There was no additional Public Comment.

ANNOUNCEMENTS

There were no announcements.

ADJOURNMENT

The January 27, 2026 meeting of the Lake County Planning Commission was adjourned at 6:10 PM, by consensus.