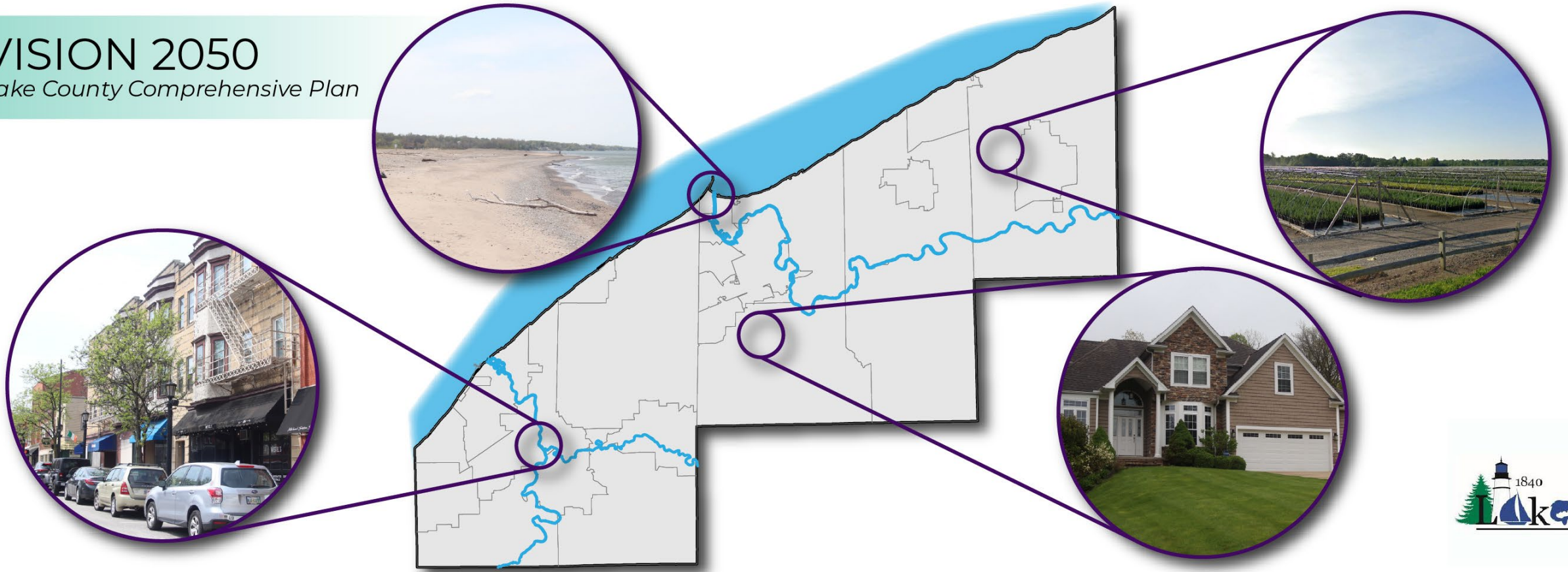


VISION 2050

Lake County Comprehensive Plan



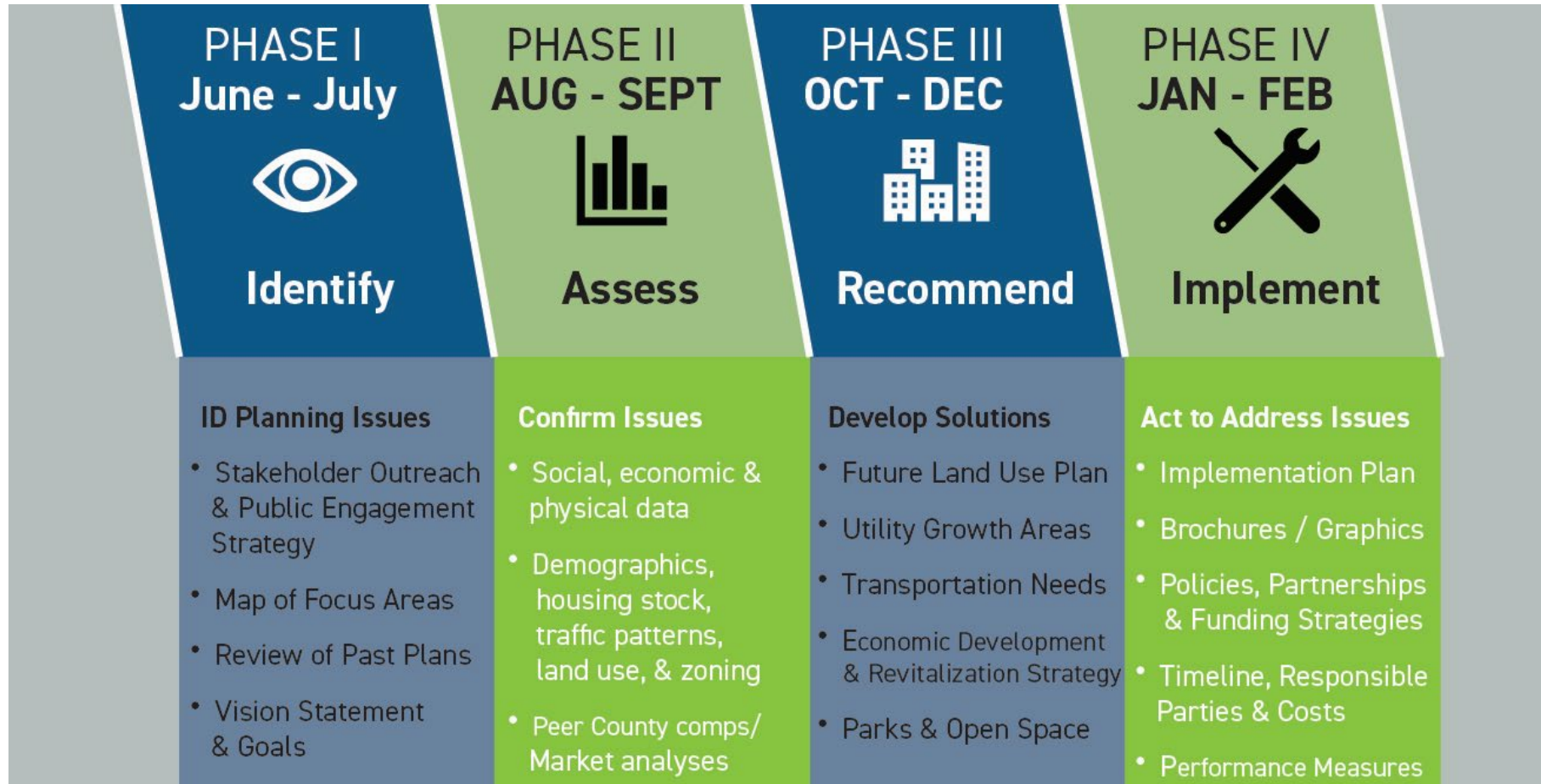
VISION 2050 Geographic Subcommittee Meeting 1

June 17, 2025



Agenda

- Plan Schedule and Process
- Discuss Public Engagement Approach
- Existing Demographic & Housing Data
- Discussion Questions
- Next Steps



VISION 2050 Process

Stakeholder & Public Engagement

- Steering Committee
- Geographic Subcommittees (East & West)
- Lake County Staff Interviews
- Public Engagement
 - Public Meetings (three meetings for each round of engagement – west, central, east)
 - Website to provide regular updates
 - Community Surveys (online/print)
 - Event Engagement (i.e. County Fair)
- Steering Committee will be sounding board for decisions and direction of plan
- Six meetings: bi-monthly
- Geographic Subcommittees will inform steering committee (will provide updates at SC meetings)

Geographic Subcommittees

- East Side Group
 - Grand River
 - Fairport Harbor
 - Painesville
 - Painesville Twp.
 - Concord Twp.
 - Leroy Twp.
 - Perry
 - North Perry
 - Perry Twp.
 - Madison
 - Madison Twp.
- West Side Group
 - Willowick
 - Wickliffe
 - Willoughby Hills
 - Willoughby
 - Kirtland
 - Kirtland Hills
 - Waite Hill
 - Eastlake
 - Lakeline
 - Timberlake
 - Mentor-on-the-Lake
 - Mentor

Subcommittee Meetings

- Themed meetings based on focus area topics
- Meetings will present existing background information and then have discussion questions
- Goal is to gather input from the various jurisdictions in the County
- Meeting 1 (June 17th) – Demographics & Housing
- Meeting 2 (July 22nd) – Economic Development & Utility Infrastructure
- Meeting 3 (August 26th) – Parks/Rec, Agriculture & Environmental
- Meeting 4 (Sept 16th) – Transportation
- Meeting 5 – Review of draft recommendations
- Meeting 6 – Review of Implementation Toolkits

VISION 2050 Planning Process



Engagement Process



Public Engagement

- Multiple rounds of engagement throughout the planning process
- Each round will offer
 - Community surveys (print and online)
 - Public forums
 - Outreach events
- A website is being developed to provide information to the public regarding plan updates, events, and input opportunities

Community Survey



VISION 2050

Lake County's Comprehensive Plan Community Survey

VISION 2050 is Lake County's first comprehensive plan update in 60 years! The Plan will be used to guide future policy decisions and development throughout the county over the next 25 years. Lake County is encouraging residents to shape the future of the county by participating this interactive community survey. Print copies are available at all Lake County Senior Centers.

Scan the QR Code to
Take the Community
Survey



- Open through August 15th
- Online – VISION 2050 website
- In Print – All senior centers

VISION 2050 Website

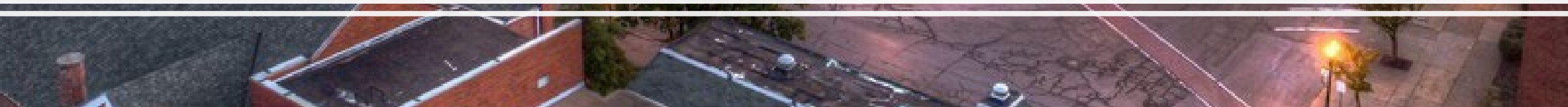
- Location for all plan updates and info on upcoming engagement
 - Landing page to provide background on the plan
 - Additional subpages can be added
 - Plan Schedule/Announcements
 - Public Surveys
 - Existing Condition Info
 - Recommendations
 - Draft Plan
-
- <https://app.maptionnaire.com/p/8z3392kfp2sa>

Public Engagement

- Public Forums
 - For each round of engagement there will be three public forums within different geographies
 - East, Central, and West
 - Provide short presentation regarding plan process
 - Remainder of time an open house
 - We will provide content for “stations” where we ask questions about focus area topics
- Upcoming Public Events
 - Lake County Fair: July 22nd through 26th
 - Looking for event ideas on western and eastern sides of County
 - July/August timeframe
 - Ideas??

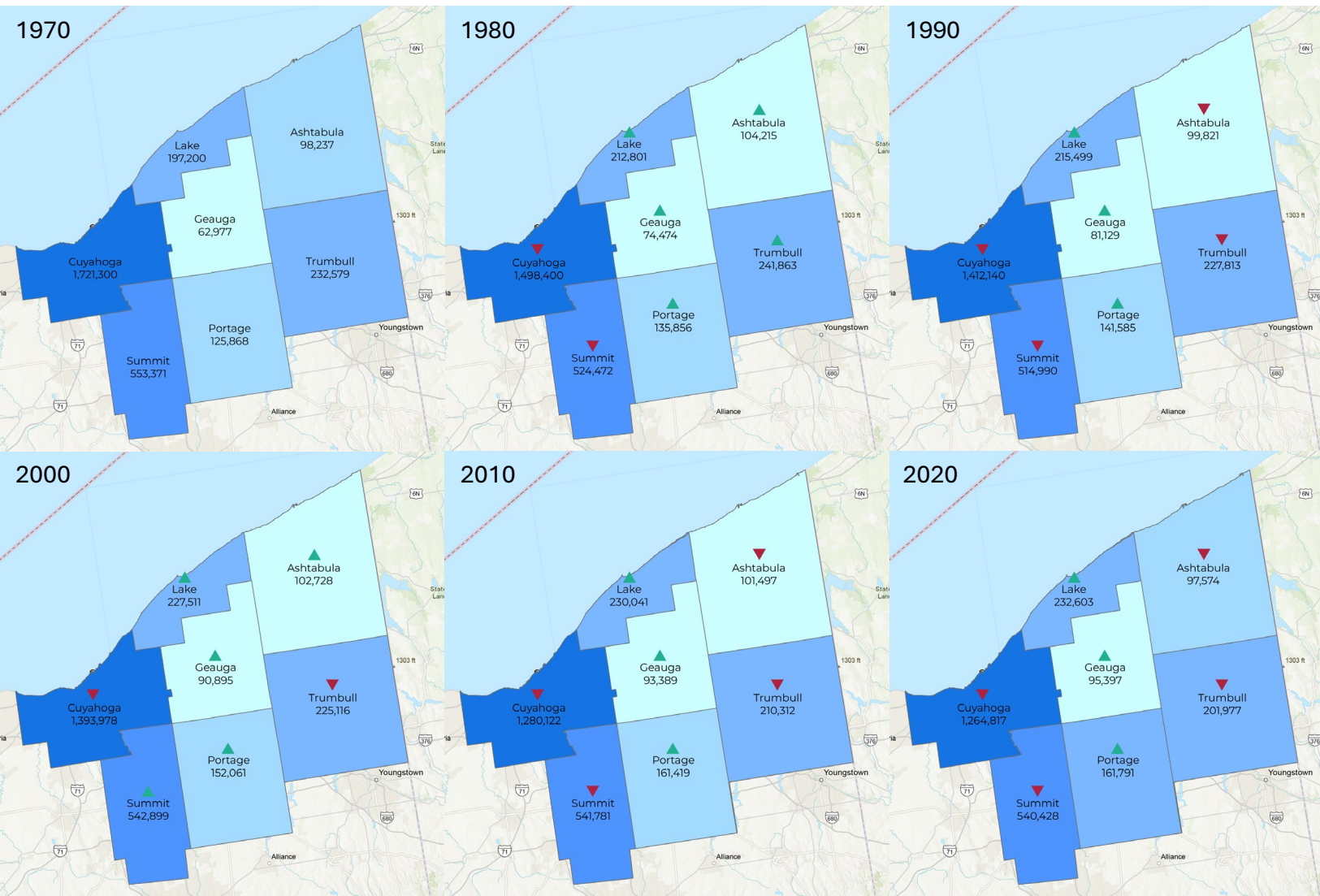


Existing Demographic & Housing Data

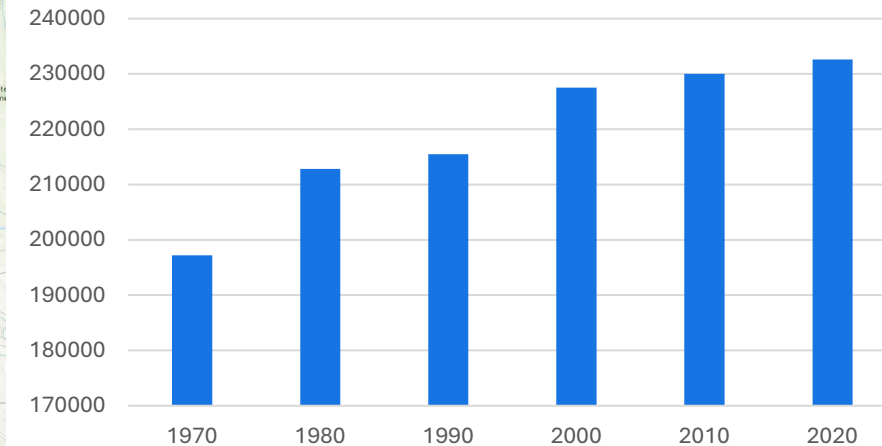


Population Changes Over Time

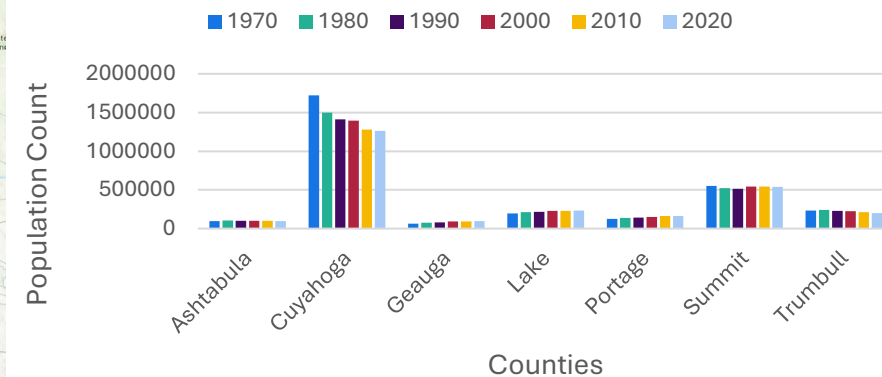
County Populations by Decade: 1970 - 2020



Lake County Population Change 1970 - 2020

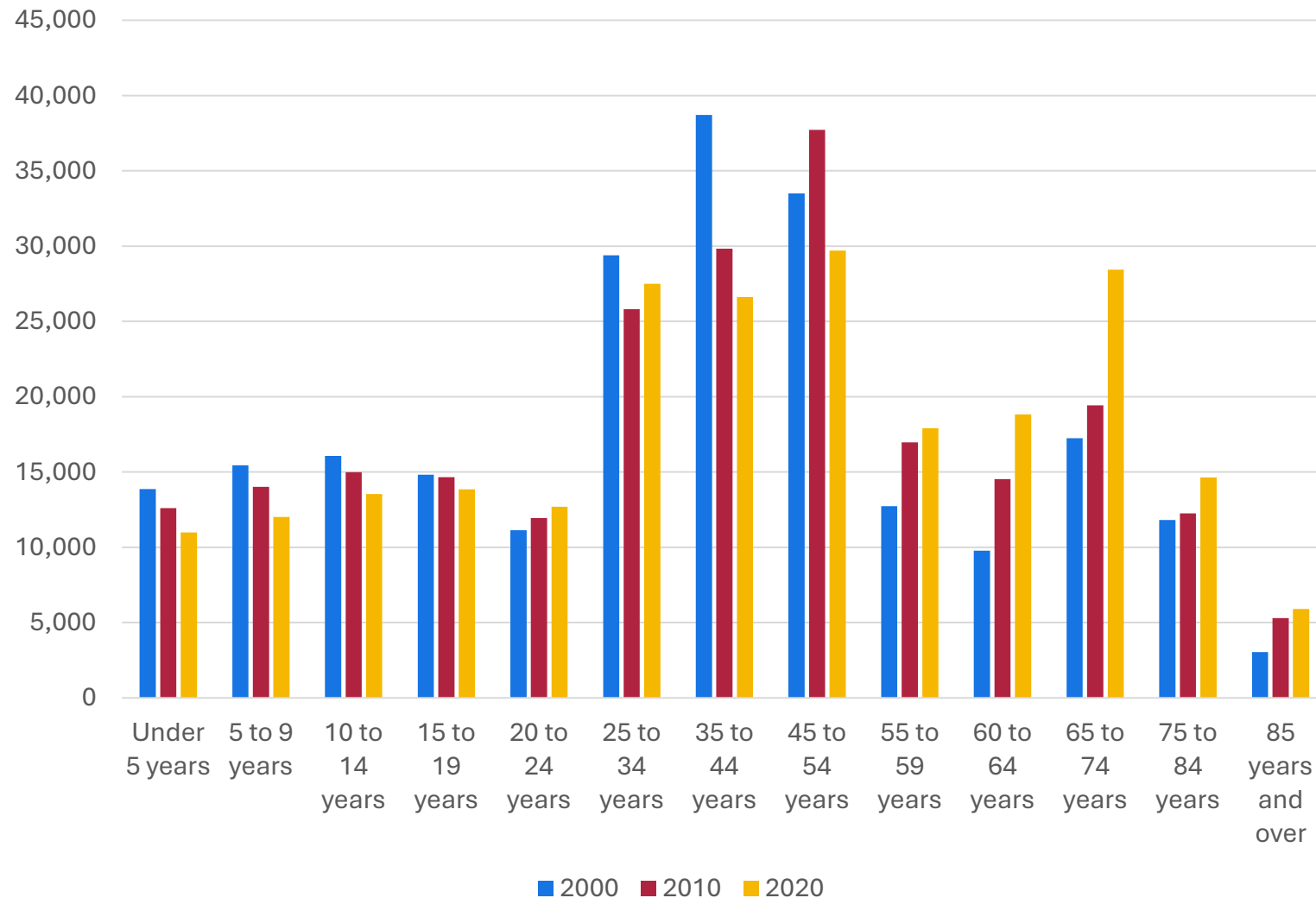


County Population Changes from 1970 - 2020

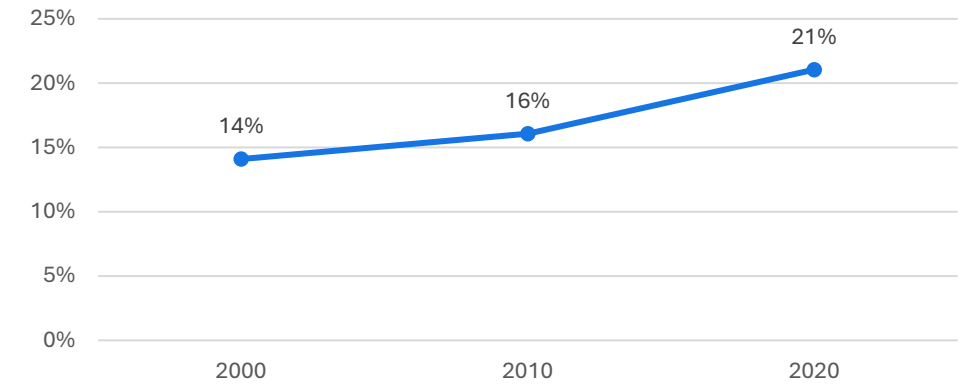


Population Age Breakdown

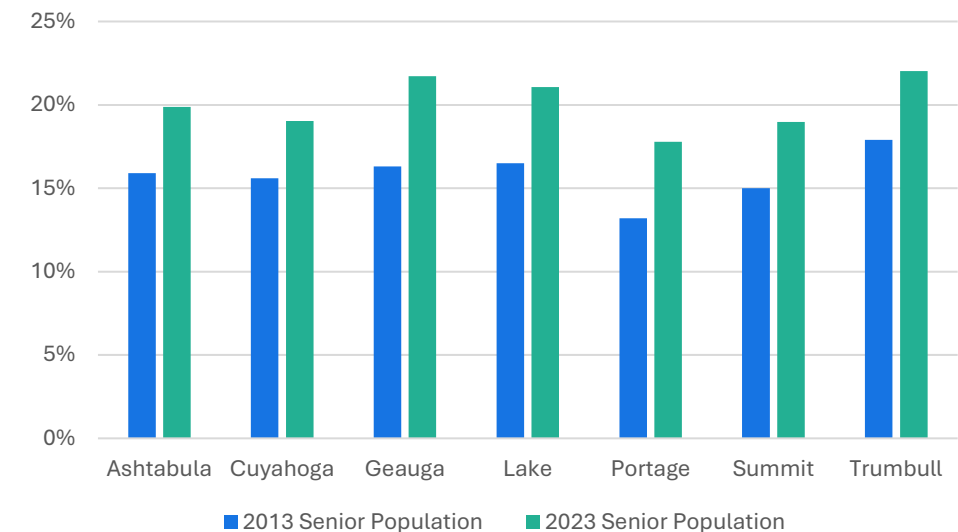
Lake County Population by Age 2000-2020



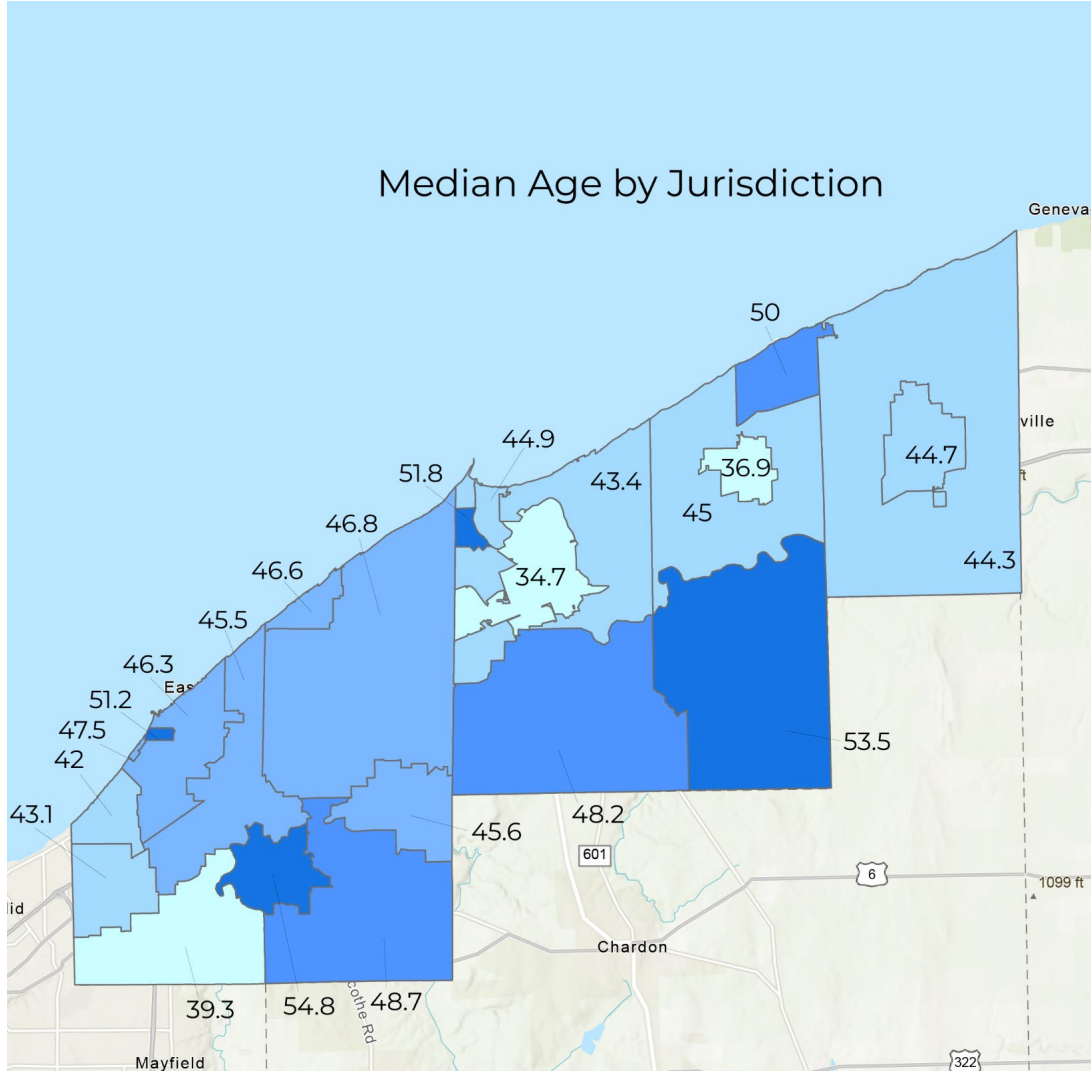
Percentage of Seniors in Total Population



2013 & 2023 Senior Population in Lake & Surrounding Counties

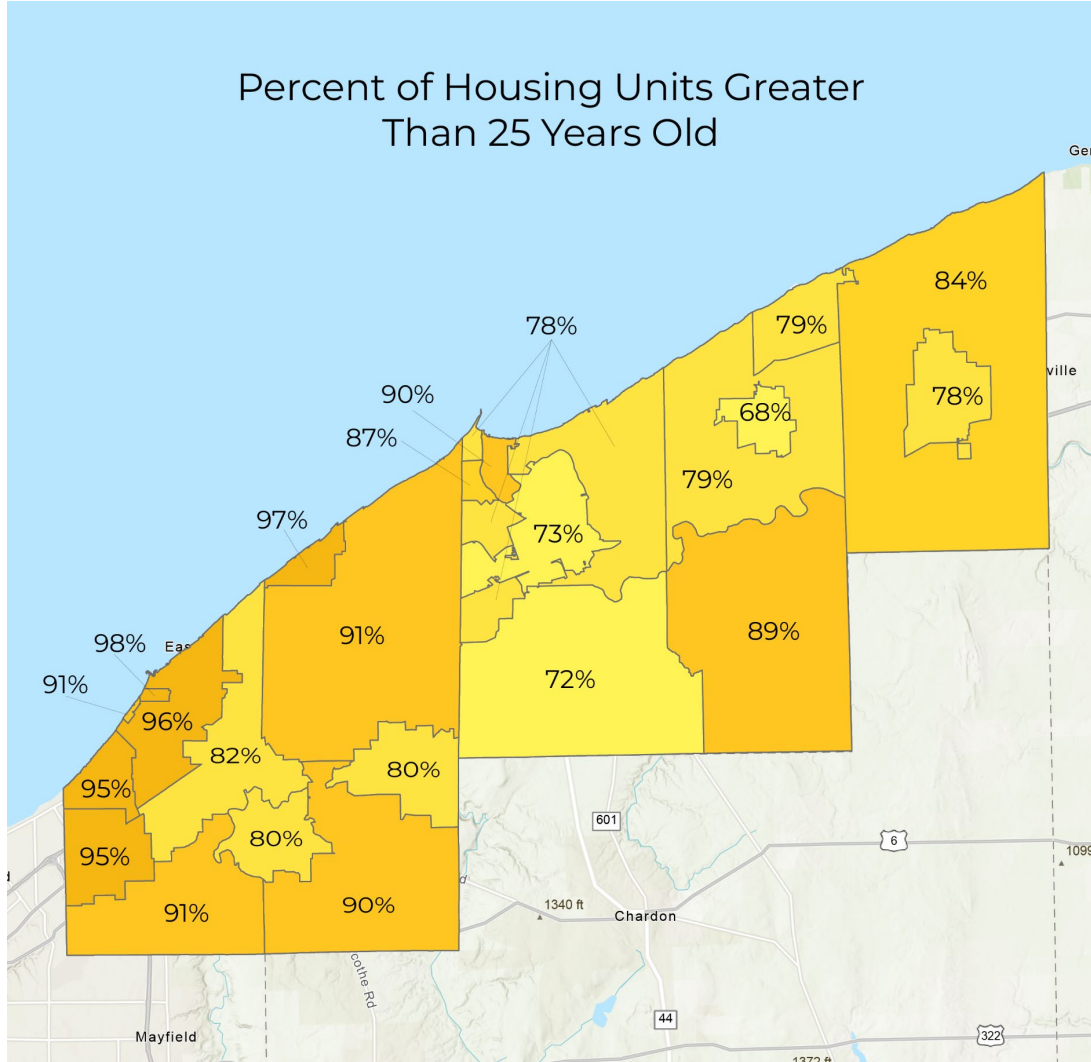


Aging Population



- Lake County is 2nd out of 7 counties in oldest median age
 - Geauga = 45
 - Lake = 44
 - Trumbull = 43.8
 - Ashtabula = 42.7
 - Summit = 41.2
 - Cuyahoga = 40.5
 - Portage = 39.3
- Near 5-year disparity between Lake County and Portage County

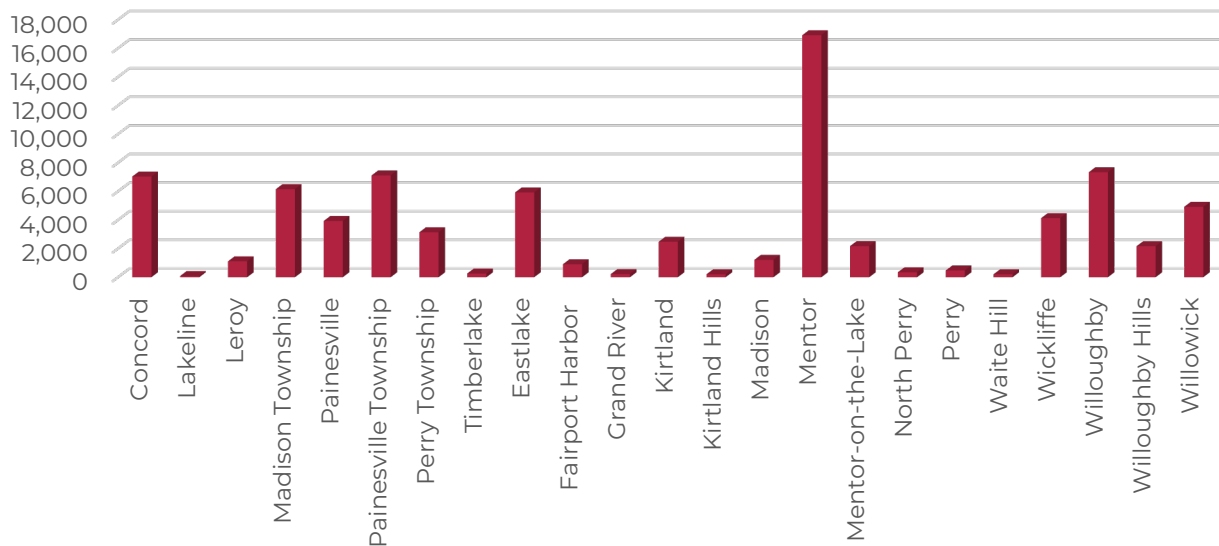
Aging Housing Stock



- Lake County is 5th out of 7 counties in housing units over 25 years old
 - Cuyahoga = 93%
 - Trumbull = 93%
 - Ashtabula = 90%
 - Summit = 88%
 - **Lake = 86%**
 - Geauga = 84%
 - Portage = 79%
- Facing a common issue for this region

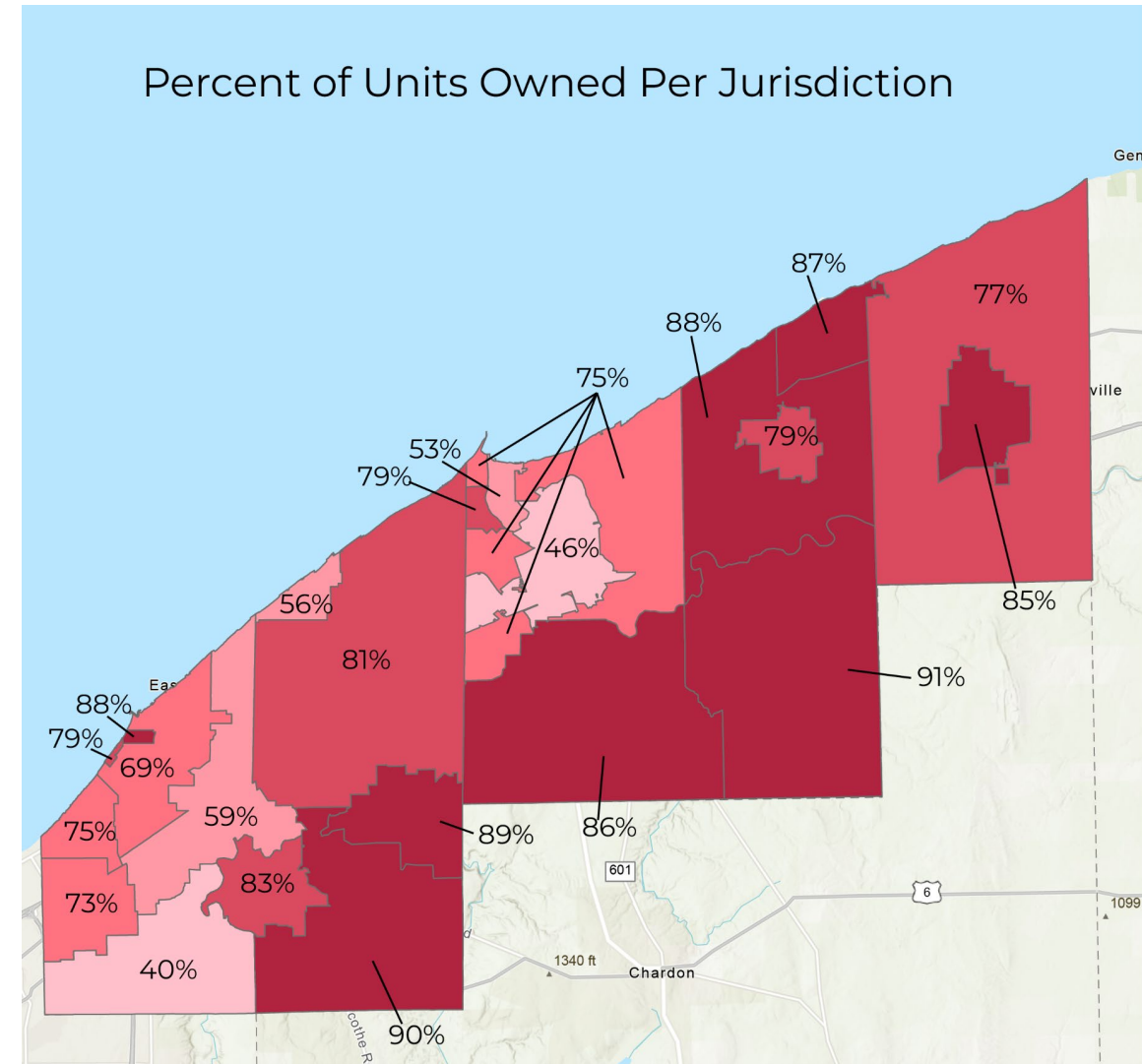
Housing Data: Owner-Occupied Units

Owner-Occupied Units

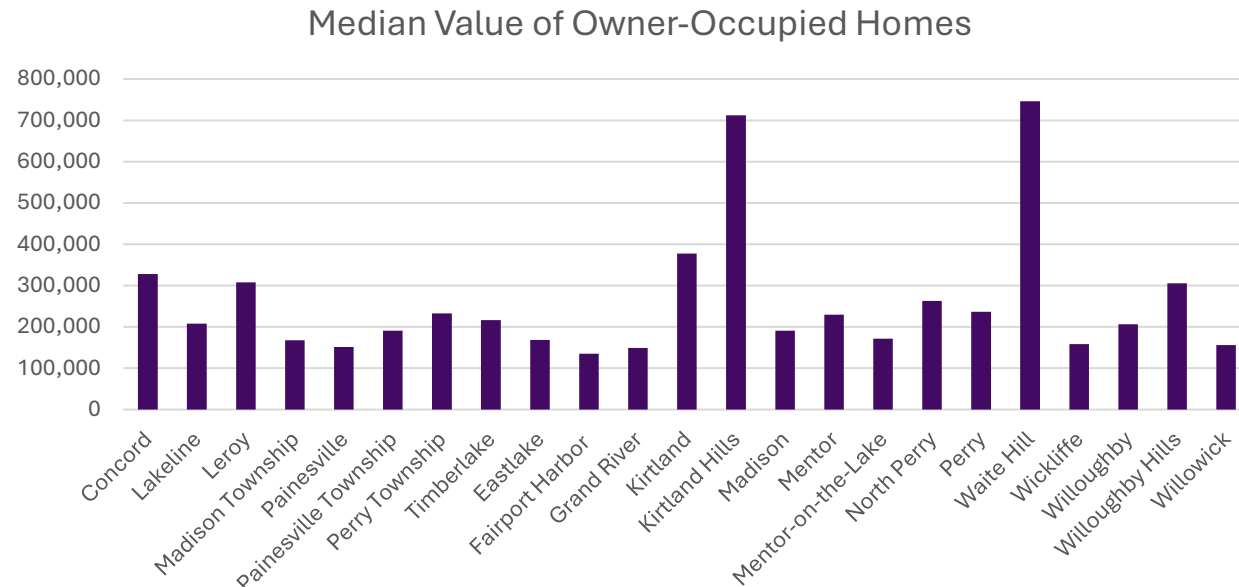
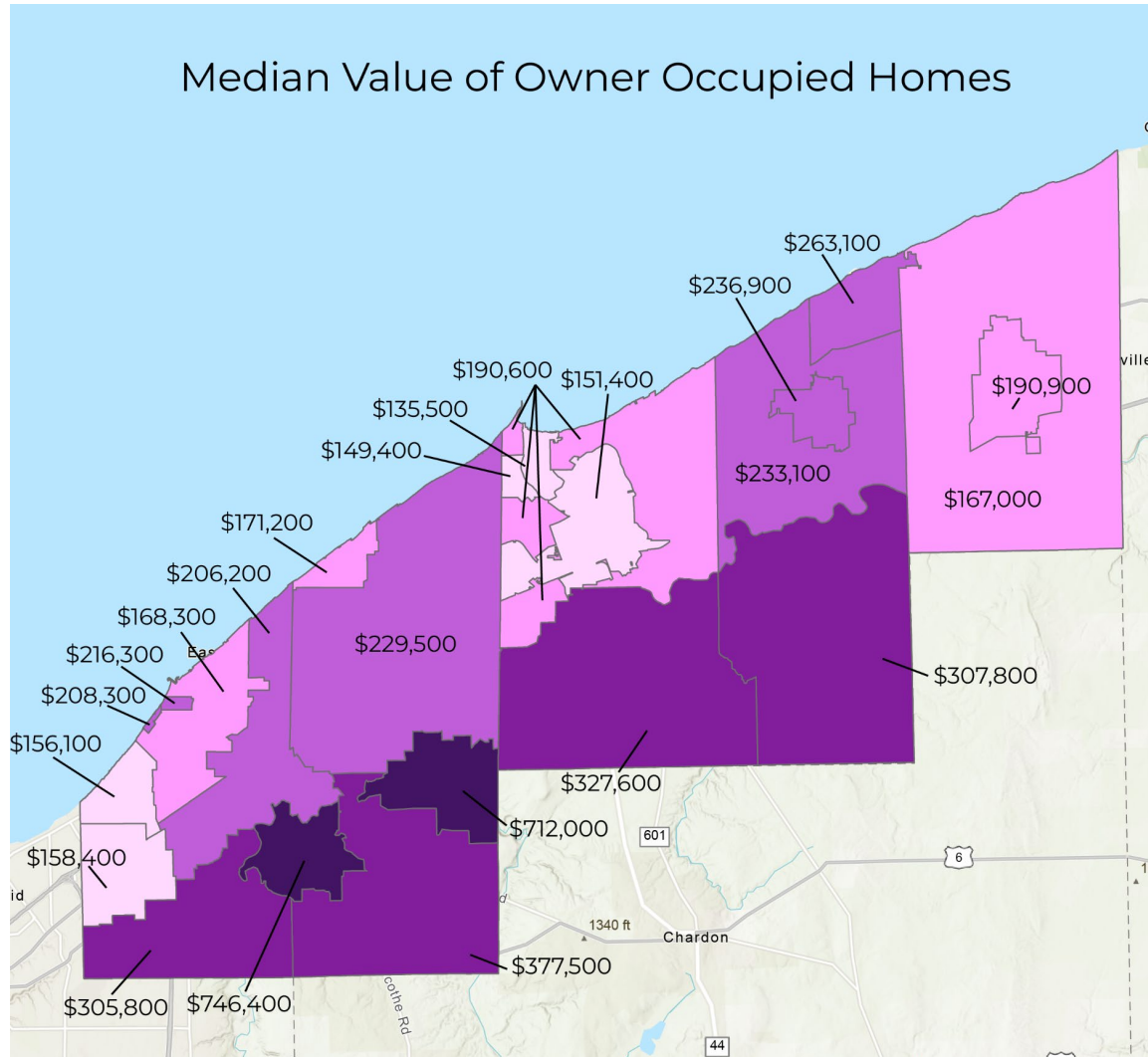


- 79% of Units in Lake County are owner-occupied
 - 13% less than state average (92%)
 - 11% less than national average (90%)

Percent of Units Owned Per Jurisdiction



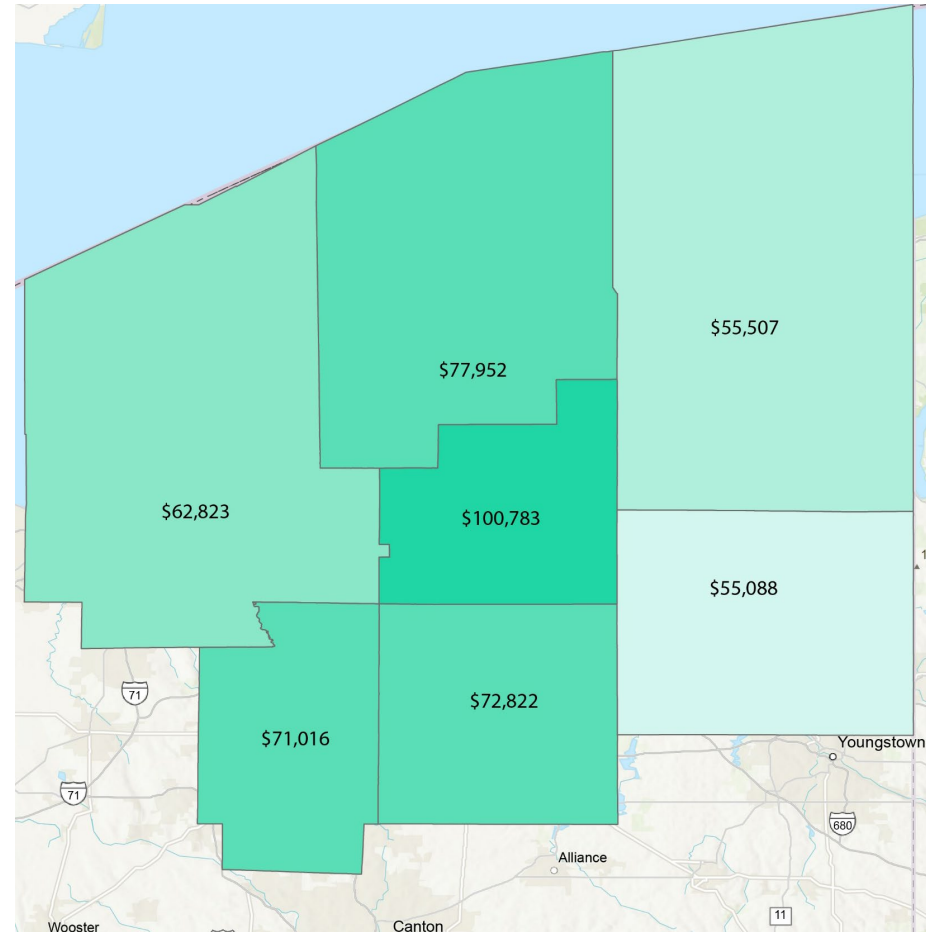
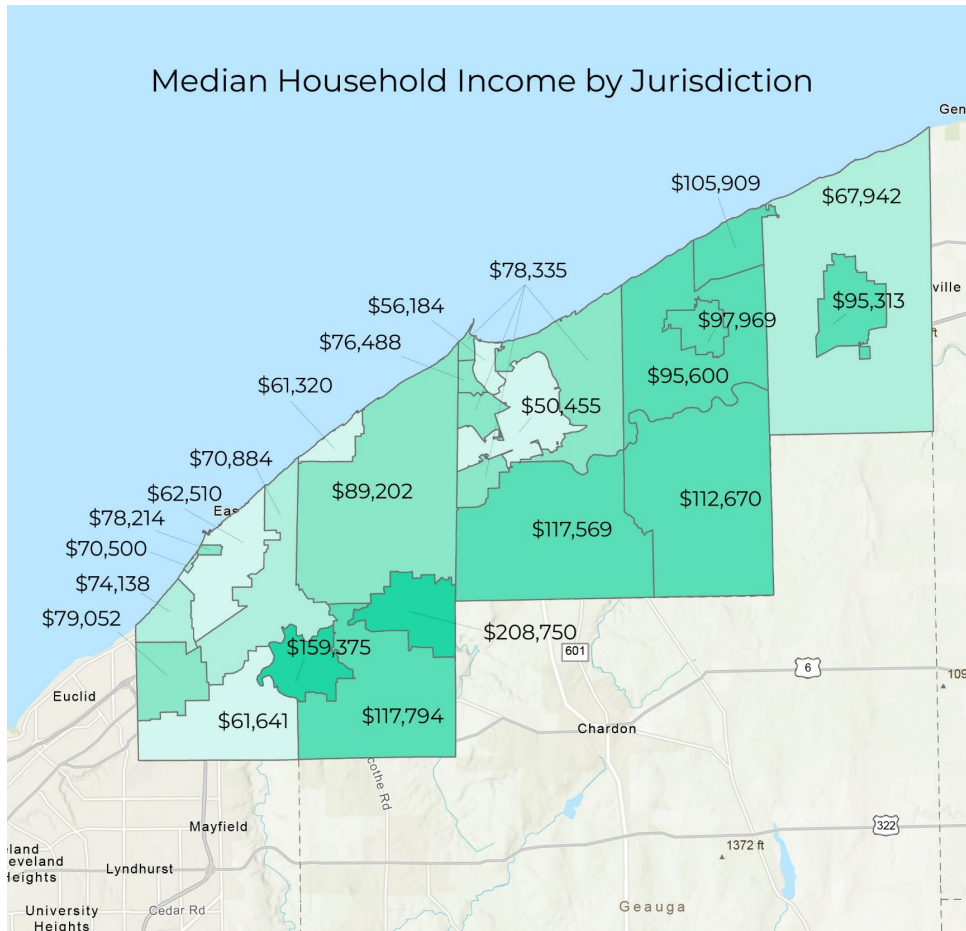
Housing Data: Median Housing Values



- Total median value of owner-occupied homes in Lake County is \$208,300
 - \$9,100 more than state average (\$199,200)
 - \$95,100 less than national average (\$208,300)

Median Household Incomes

County Comparison



- Lake County contains 4th highest median income out of all 7 counties
- Lowest median income is \$50,455 (Painesville)
- Highest median income is \$208,750 (Kirtland Hills)

Key Takeaways

- Lake County's median age has increased from 38.6 years old to 44 over 20-year span
 - One of the oldest median ages in region and almost 4.5 years older than state average (39.6)
- Senior population has increased 7% over 20-year span
 - In line with surrounding counties' increases, whole region is aging
- Gradual population increase in Lake County since 1970
 - Slow growth + aging population = need for assets to entice younger generations

Key Takeaways

- Areas with lower median household income typically have lower median owner-occupied home values and lower percent of units owned
- 86% of Lake's housing stock is over 25 years old
 - 1.5% higher than State (84.5%)
- Only 2 jurisdictions contain under 50% owner-occupied units
 - Median ownership percentage for Lake County is 79%



Discussion Questions



Discussion Questions

- Does your community support developing additional housing and/or expanding housing options for residents?
- What type of additional housing would your community support? (i.e. senior housing, accessory dwelling units, condos/townhomes, apartments, single family)

Discussion Questions

What is your biggest challenge to developing quality housing?

- Zoning issues (too many variances, outdated code, etc.)
- Public opposition
- Lack of land to develop
- Lack of design standards (proposed housing is low quality)
- No developer interest
- Maintenance enforcement of existing housing
- Lack of resources (limited staff to enforce code)
- Lack of utilities
- Other

Discussion Questions

- In general, where should additional housing options be developed within Lake County?
 - In urban areas
 - Around village centers
 - In suburban areas
 - In expanding suburban areas (exurban)
 - In rural areas
 - A mixture of all areas
 - Nowhere
- What do you think is most lacking in your community to attract new residents?
- How can the County best support your community to improve housing options?

Discussion Questions

What would you most like to see addressed in terms of housing within this Comprehensive Plan?

- Strategies to encourage denser, infill housing options
- Incentives to leverage and entice developers to build housing
- Strategies to conserve rural character
- Future land use recommendations to suggest where future housing should be developed efficiently throughout the County
- Techniques to better encourage and enforce housing maintenance
- Architectural standards to encourage higher quality housing developments
- Other_____

Next Steps

- Refine public meeting materials for first round of meetings
- Summarize feedback from subcommittees regarding housing and economic development
- Continue compiling existing condition information (parks & rec, transportation)
- **Next Meeting: Tuesday, July 22nd 11 AM West, 2 PM East**

