

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

July 5, 2017  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Christopher Galloway, Vice Chairman  
Caroline Luhta, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

Michael Lucas, Esq., Legal Counsel  
Kathy Mitchell, Administrator  
Chief Matt Sabo, Fire Department  
Frank Kraska, Service Director  
Heather Freeman, Zoning Director  
Debra Esker, Recreation Director  
Sergeant Larry Harpster, Sheriff's Department

**Melton Reporting**  
11668 Girdled Road  
Concord, Ohio 44077  
(440) 946-1350

1 7:32 p.m.

2 VICE CHAIRMAN GALLOWAY: I am going to go ahead and  
3 call the regularly scheduled Concord Township Board of Trustees  
4 meeting for Wednesday, July 5th to order. Please join Connie  
5 Luhta in the Pledge of Allegiance.

6 (Whereupon, the Pledge of Allegiance was recited.)

7 VICE CHAIRMAN GALLOWAY: Let's have roll call,  
8 please.

9 MS. DAWSON: Mrs. Luhta?

10 MS. LUHTA: Here.

11 MS. DAWSON: Mr. Galloway?

12 VICE CHAIRMAN GALLOWAY: I am here.

13 MS. DAWSON: And Mr. Malchesky is out of town.

14 VICE CHAIRMAN GALLOWAY: Mr. Malchesky is enjoying a  
15 much needed vacation, a little fishing, so good for him.

16 MS. LUHTA: Chris, would you hand me the agenda?

17 VICE CHAIRMAN GALLOWAY: Oh, yeah, sorry.

18 MS. LUHTA: I didn't get one. Thank you.

19 MS. DAWSON: You moved.

20 MS. LUHTA: Yes, I moved.

21 VICE CHAIRMAN GALLOWAY: We are going to go ahead and  
22 table the minutes until Paul is back and has an opportunity to  
23 review those.

24 That would move us into elect official reports.  
25 Fiscal Officer, Mrs. Dawson.

26 MS. DAWSON: Thank you, Mr. Galloway. As of  
27 June 30th, we were 50 percent of the way through the calendar  
28 year. The Treasury balance for the 20 funds within the  
29 Township Treasury was \$5.7 million. The Treasury balance also  
30 includes approximately \$1.2 million in funds set aside for

1 specific projects.

2 Year-to-date expenditures as of June 30th are 37  
3 percent of the amount appropriated for 2017. The revenue  
4 received year to date is 56 percent. So we are well within  
5 budget. If you have any financial questions, please do not  
6 hesitate to call our office, 354-7516.

7 And the only other thing I wanted to mention is that  
8 next week -- Well, actually, no, I am sorry. At the end of the  
9 month, Dan Davis and I will be attending the Ohio Cemetery  
10 Association meeting in Highland Heights. It's the first time  
11 since I've been in office that it's this side of Columbus, so  
12 we are very excited.

13 MS. LUHTA: Good.

14 MS. DAWSON: That's all I have.

15 VICE CHAIRMAN GALLOWAY: Thank you.

16 Connie, what have you got?

17 MS. LUHTA: I had a call this morning but that's all,  
18 and I took care of it.

19 VICE CHAIRMAN GALLOWAY: Okay. I had just a few  
20 calls on questions on things, various things around the  
21 township, road projects.

22 MS. LUHTA: Right.

23 VICE CHAIRMAN GALLOWAY: Zoning projects, a few  
24 things.

25 Department reports, Administration, Mrs. Mitchell.

26 MS. MITCHELL: I would just like to give everyone an  
27 update, if you haven't already been made aware, of the water  
28 line project that is going on through the City of Painesville's  
29 Utility Department on Auburn Road, essentially, between  
30 Concord-Hambden Road and Crile. This is an upgrade from their

1 10-inch water line to the 16-inch volume water line. So that  
2 will begin, essentially, they're doing some staging work this  
3 week but the bulk of the work will begin next week.

4 We recognize this is going to be yet another, another  
5 inconvenience and we do apologize. This is a project that was  
6 put on by the City of Painesville, again, their Utilities  
7 Department. As much as we would have liked to have seen that  
8 done sooner and last year, it wasn't within our control to have  
9 that done, so it is being done now. So we ask for your  
10 patience during this time.

11 There are some signs posted to indicate detours.  
12 They will be limited and, again, limited during the day but  
13 people will be able to pass through. So any other  
14 information -- There is a flier on our website. And, again, I  
15 just happened to pass through today and there are -- the detour  
16 signs are up. So we just, again, ask for your patience. And,  
17 of course, safety first with the workers there.

18 I would just also point out that I am attending a  
19 leadership seminar with the Ohio Township Association next  
20 Friday in Columbus.

21 VICE CHAIRMAN GALLOWAY: And I would follow up on  
22 Kathy's comments and let everybody at home know that we're  
23 aware that the, the optics are bad in the -- Let's just be  
24 blunt. The frustration of watching a brand new road get torn  
25 up less than a year after it was put in is shared by this body,  
26 these elected officials. It was -- There was a huge effort  
27 last year while the road project was going on to get  
28 Painesville in the ring on it and to get them to move forward  
29 with that project before that was done so that it could all be  
30 done as one project. They were unable to for a variety of

1 reasons.

2 And then when the final design was done, the County  
3 Engineer insisted that the water line not be run through the  
4 right-of-way alongside the road but actually be run through the  
5 road. So the answer is, yes, we are tearing up a brand new  
6 road. And we're quite aware, we're aware of how that looks and  
7 how that looks in terms of government. And these Trustees,  
8 anybody that sees it and comments can know that we share those  
9 frustrations on all of that.

10 But, luckily, that should only be a 30-day project  
11 and only involve lane closure on one side of the road for part  
12 of each day.

13 Fire Department, Chief Sabo.

14 CHIEF SABO: Good evening, everyone.

15 VICE CHAIRMAN GALLOWAY: How are we doing?

16 CHIEF SABO: We're doing good. So to report on our  
17 run volume for the month of June, we had 242 incidents, taking  
18 us to 1,237 through June 30th of this year, which is a 16  
19 percent increase over where we were in 2016.

20 In the month of June, we had a few spills that we  
21 responded to, 15 medical alarms, 49 basic rescues, four outdoor  
22 fires, four CO alarms, an odor check, we had one structure  
23 fire, we had two calls for wires down, 17 fire alarms -- these  
24 were both commercial and residential -- two vehicle fires, 28  
25 agency assists, 15 motor vehicle crashes, 83 paramedic rescues,  
26 and 17 public assists.

27 Our Fire Prevention Bureau has been busy this month  
28 with nine plan reviews for new construction, 30 annual  
29 inspections, 12 follow-up inspections, one special inspection  
30 event, 28 fire protection system testings, one public education

1 event at the Painesville Assembly of God. We also participated  
2 with their annual car show, so that was fun, and along with  
3 Goddard School, their open house festival.

4 So for the month of June, we want to remind everyone  
5 about heat stress. We are getting into the midsummer highs in  
6 temperature. So the Fire Department wants to remind everyone  
7 to take precautions to avoid any heat-related problems. Make  
8 sure you stay hydrated and wear loose fit clothing and do  
9 exercising or heavy work jobs at the cooler times when it is  
10 more comfortable to do that. Take several breaks. And work  
11 with someone because it's more fun that way and it allows you  
12 to keep an eye on each other. So enjoy the warm weather, as  
13 just months away is the white stuff. So --

14 MS. LUHTA: You did have to say that.

15 CHIEF SABO: You are welcome, Frank.

16 MS. DAWSON: Thanks, Chief. That's awesome.

17 VICE CHAIRMAN GALLOWAY: Thanks, Chief.

18 Service Department, Frank Kraska, the man fixing the  
19 roads.

20 MR. KRASKA: Good evening, everybody.

21 MS. DAWSON: Good evening.

22 MS. LUHTA: Good evening.

23 MR. KRASKA: Including the wide array of guests that  
24 we have this evening, hello, everybody.

25 The Service Department during June coordinated with  
26 Industrial Surface Sealer of Cleveland, Ohio, to complete  
27 restoration of our tennis courts and basketball court at  
28 Concord Hills Park located on Hoose Road. Meanwhile, the  
29 Service Department teamed up with Mitchell Construction Paving  
30 Company to repair and resurface 1,200 lineal feet of walking

1 paths also located in Concord Hills Park. These improvements  
2 raised the level of park appeal and will promote continued  
3 activity and gathering place for years to come.

4 During June we begun -- or, excuse me, we began an  
5 annual maintenance program crack sealing various roads  
6 throughout the township. We installed three more bioretention  
7 islands on Hobby Horse, Canterwood Trail and Lambton Court, and  
8 began concrete replacement on Hunting Lake Drive. In July,  
9 concrete work will continue on Hunting Lake Drive and  
10 transition to Buckboard Lane and Carriage Hills later in the  
11 month. And we have also subcontracted with Pacheco Concrete to  
12 provide additional road repairs on Tiffany Drive as well.

13 We also want to give residents a heads up that on or  
14 about July 10, 2017, that Karvo Paving will begin to repair and  
15 resurface the following roads: Little Mountain Country Club  
16 Subdivision, Hobby Horse Subdivision, Lambton Court. Motorists  
17 may encounter delays and should use caution while traveling in  
18 active work zones.

19 Please contact our Service Department for additional  
20 details on these projects or any other concerns that anyone may  
21 have at (440) 350-3225 or 350-3226. Along with that, we have  
22 done a lot of other activities too numerous to mention.

23 MS. LUHTA: Right.

24 VICE CHAIRMAN GALLOWAY: Great job. Your guys are  
25 doing a great job this summer, they really are.

26 MR. KRASKA: Have a good evening.

27 MS. DAWSON: Thanks.

28 VICE CHAIRMAN GALLOWAY: Thanks, Frank.

29 Zoning Department, Heather.

30 MS. FREEMAN: Good evening. So for the month of

1 June, the Zoning Department processed 50 zoning permit  
2 applications and collected about \$12,000 in fees: 13 permits  
3 were for decks, nine were for fences, nine for single-family  
4 dwellings, eight for pools, and there was also one permit that  
5 was issued for the construction of a new Discount Drug Mart,  
6 which many of you have probably seen the article that was in  
7 the News Herald and posted on social media. It's going to be  
8 located on Crile Road south of the new Capital Park -- south of  
9 the new portion of Capital Parkway. Year to date, the office  
10 has processed 216 zoning permit applications, of which 48 were  
11 for single-family dwellings.

12 Also in the month of June, our Board of Zoning  
13 Appeals heard one variance request and one conditional use  
14 permit request for an outdoor dining for the new Pizza Roto  
15 that's going to be located at the Crile Crossing retail center,  
16 which is the same area where the Starbucks is located. So we  
17 are looking forward to that.

18 MS. LUHTA: Thank you.

19 MS. FREEMAN: That's it.

20 VICE CHAIRMAN GALLOWAY: I saw that sign is up.

21 MS. LUHTA: Yep.

22 MS. FREEMAN: Which one?

23 MS. DAWSON: Pizza Roto.

24 MS. LUHTA: Pizza Roto.

25 VICE CHAIRMAN GALLOWAY: There's a new sign up this  
26 evening.

27 Always eager, Recreation Department, Debra Esker.  
28 Please don't let me slow --

29 MS. ESKER: Recreation --

30 VICE CHAIRMAN GALLOWAY: Don't let me hold you back.

1 MS. ESKER: Here we go. Well, your Concord Township  
2 Recreation Department extends a warm invitation to our  
3 residents and guests to enjoy the lively and entertaining  
4 programs we have planned for you this summer.

5 This afternoon, our 55 Plus Group gathered to  
6 continue celebrating America's independence with our 5th of  
7 July party. The Flashbaxx band performed our favorite tunes  
8 from yesteryear and our guests feasted on traditional picnic  
9 fare. Special thanks to our friends from the Painesville area  
10 for joining us. It was good to celebrate together again.

11 Our next 55 Group gathering will be in two weeks when  
12 the word of the day will be "Bingo." So gather up your lucky  
13 troll dolls and head on over to the Community Center for a  
14 rollicking good time with friends. The fun begins Wednesday,  
15 July 19th, at 1:30 p.m. Call the Recreation Department to  
16 reserve your spot.

17 July is a great month to be outdoors and check out  
18 the newly renovated Concord Hills Park that Frank was talking  
19 about just a minute ago. Sign up for Tennis Camp on the  
20 freshly painted courts, running July 10th through 14th, then  
21 July 24th through the 28th. All ages and experience levels are  
22 welcome.

23 And then de-stress and relax at our Nature's Way  
24 Journaling Class on July 12th and send the kids to the Campfire  
25 Treats Cooking Class on July 19th. Classes are at the Concord  
26 Community Center and seats are still available. Sign up at  
27 [ConcordTwp.com](http://ConcordTwp.com), click the "Registration Recreation" link, or  
28 call us for assistance.

29 And thanks to everybody who has attended one of our  
30 free concerts at the Gazebo at Town Hall this summer. Our

1 series continues every Thursday through August 3rd. Tomorrow  
2 evening, July 6th, InCahootz covers your favorite rock songs  
3 through the years. On July 13th, the Prime Time Big Band  
4 swings with its 18-piece orchestra. On July 20th, the Big 5  
5 Show classically rocks the Gazebo with music from the '50s --  
6 from the '60s and '70s. And on July 27th, the Underworld Blues  
7 Band will take you on a soulful musical journey. We added  
8 another concert at the end of our series, the 730 Club Band  
9 pays tribute to today's top hits on August 3rd.

10 All concerts are on Thursday evenings. They begin at  
11 7:00 p.m. at the Gazebo at Town Hall. This summer our vendors  
12 include East Coast Custard and Kettle Corn, and new this year  
13 we have Virgil's Dog House serving up grilled hot dogs,  
14 hamburgers, and fries. And as always, if the concert is  
15 cancelled due to inclement weather, we will post it on the  
16 Township's Facebook page by 6:00 p.m. that evening and also  
17 post signs at the Gazebo. So be sure to "like" us on Facebook  
18 at Concord Township, Lake County, Ohio to keep up with concert  
19 information as well as other township news and interesting  
20 local briefs.

21 I am excited to announce the new Seed Library at the  
22 Community Center. A Seed Library is a repository of a variety  
23 of flower and vegetable seeds that are available for anyone to  
24 use. So simply stop by the Community Center and take the seeds  
25 that interest you. We are grateful to the Mentor Public  
26 Library, who has generously provided this new and innovative  
27 service to our residents.

28 And, lastly, save the date of August 12th for a full  
29 day of celebrating Concord Township with your family and  
30 friends. Check out the sensational schedule of events for

1 Concord Community Day on our website. Our community-wide  
2 celebration includes the annual 5K run, the Fire Department's  
3 Pancake Breakfast, a Wiffle Ball Home Run Derby, Kids' World  
4 with giant inflatables and games, our beloved Frog Jump  
5 Contest, our traditional community parade, a variety of food  
6 trucks, live music throughout the day, and Uncorked is back  
7 with beer, wine, our legendary Chinese Raffle, and music by  
8 Sumrada. Guests can also enjoy tethered hot air balloon rides  
9 throughout the evening.

10 So be a part of Community Day. Be in the parade.  
11 Test your -- Take your best shot at the Wiffle Ball Derby.  
12 Nominate someone for Citizen of the Year. Apply for a  
13 Community Day scholarship. All of these forms and more  
14 information are available on our website. For more information  
15 on any class or event, please visit [ConcordTwp.Com](http://ConcordTwp.Com) or call the  
16 Recreation Department directly at (440) 639-4650. Thank you.

17 VICE CHAIRMAN GALLOWAY: Thank you.

18 MS. DAWSON: Thank you.

19 VICE CHAIRMAN GALLOWAY: Concord Township law  
20 enforcement report, Sergeant Harpster, come on down.

21 SERGEANT HARPSTER: Good evening.

22 MS. LUHTA: Good evening.

23 MS. DAWSON: Good evening.

24 SERGEANT HARPSTER: For the month of June, the  
25 Sheriff's Office handled in Concord Township 1,475 total calls  
26 for service. We had six injury accidents, 11 property damage  
27 accidents. We had an adult male arrest for domestic violence,  
28 two for OVI and child endangering. We had 210 crime prevention  
29 cards opened, 36 citations issued, 132 written warnings  
30 issued -- all traffic offenses -- three driving under

1 suspension cases and two OVI cases.

2 During the month we had on Ravenna Road a breaking  
3 and entering, a curfew violation on Doncaster Court. We had  
4 drug offenses at -- on Auburn Road, Morley Road and Coleridge  
5 Road. For thefts, we had two theft cases on Morley Road, one  
6 on Hoose Road, one on Northpointe Court, one on Johnnycake  
7 Ridge, two on Deerhaven Drive, one on Mersey Court, one on  
8 Spear Road, one on Summerwood Drive, also a theft on Mountain  
9 Park. We had a threats report on Ridgeview Trail and also a  
10 threat report on Oakridge Drive. We had two vandalism cases on  
11 Tammany Court, vandalisms on South Hampton, Browning Court,  
12 Wellesley Boulevard, and Tanglewood Trail. That's it.

13 VICE CHAIRMAN GALLOWAY: Thank you, Sergeant.  
14 Appreciate it.

15 MS. LUHTA: Thank you.

16 VICE CHAIRMAN GALLOWAY: Okay. That brings us to the  
17 audience portion. If we could have anyone that wants to speak,  
18 remember to come up, state your name and where you're from, and  
19 then I would ask that, you know, keep your comments to a  
20 reasonable time allotment, four-minute period or so. I will  
21 just let everybody go after it.

22 MR. PATTERSON: Good evening.

23 VICE CHAIRMAN GALLOWAY: Good evening.

24 MR. PATTERSON: I hope everybody had a good 4th. I  
25 took a few hours out over the weekend.

26 MS. DAWSON: Excuse me, Mr. Patterson.

27 MR. PATTERSON: Oh, I'm Bob Patterson, 10940 Girdled  
28 Road. Sorry about that.

29 I think I have good news tonight, real good news. I  
30 researched the Ohio Revised Code and looked at Section 715.72,

1 which I have a brief summary of here. It's a new issue that  
2 came out September 11, 2016. It addressed the shortcomings in  
3 the previous Ohio Revised Code JEDD, Joint Economic Development  
4 District, issues. We've been talking about this for over two  
5 months now. This is good news. This is really good news.

6 You are right on the income taxes. You can charge  
7 businesses and individuals living in the district with an  
8 income tax not to exceed Painesville's income tax rate. You  
9 already knew that.

10 VICE CHAIRMAN GALLOWAY: No, it's actually -- Well,  
11 go ahead. I will let you finish.

12 MR. PATTERSON: Go ahead.

13 VICE CHAIRMAN GALLOWAY: No, no, go ahead.

14 MR. PATTERSON: Well, my understanding, it's 1.75  
15 percent right now and that's agreed upon between you and  
16 Painesville in the JEDD agreement. Okay?

17 The other good news is that throughout the entire --  
18 It's called, 715.72 is called the "Alternative procedures and  
19 requirements for creating a joint economic development  
20 district." It's really slimmed down from the other two entries  
21 in the Ohio Revised Code that were really hard to follow. So  
22 this is a lot easier to understand. But they talk about the  
23 contract, your agreement with Painesville, over and over in  
24 section after section.

25 That is a stark difference than what Mr. Malchesky  
26 told me that the over -- the Ohio Revised Code overrides your  
27 agreement. So the good news is it doesn't override your  
28 agreement anymore as of September 11, 2016. You are in mint  
29 city. You've got a nice positive cash flow coming in from that  
30 Joint Economic District, over a million bucks a year, so you

1 are really doing well and I applaud you for that. I think it's  
2 great.

3 Well, if you look at the contract, if you look at the  
4 JEDD agreement, they con -- they constantly go back to your  
5 contract. So I got an excerpt here from your contract with  
6 Painesville where you share the revenue coming in. You've got  
7 75 percent going to Concord, 25 going to Painesville. And they  
8 can spend it basically any way they want according to the  
9 agreement.

10 What I pointed out to you last year, toward the end  
11 of the year after we got hit with that perpetual 3/10 of a mill  
12 levy increase for roads that Paul said we had -- you had to do  
13 that because you can't spend the money outside of the JEDD,  
14 that's no longer true. Now you can spend the money, according  
15 to your JEDD agreement -- Let me just read it to you here so  
16 we're all in full understanding of it. "The revenues so paid  
17 or credited to the Township shall be used by the Township to  
18 encourage, promote economic development, including but not  
19 limited to maintaining and improving the infrastructure of  
20 facilities of the township," not the JEDD, the township,  
21 "including paying debt," which you are doing, "charges related  
22 thereto, providing safety and health services within the  
23 township," not the JEDD, the township, "providing urban  
24 development planning, counseling, financing services for the  
25 township and" -- I like whoever wrote this. They did a good  
26 job. Mike, was that you?

27 MR. LUCAS: I contributed to it.

28 MR. PATTERSON: -- "and for the District if agreed to  
29 by the Township." So you don't even have to do anything unless  
30 you agree to it. That's great. "And generally improving the

1 environment for those working and residing in the township or  
2 the district and for other purposes as permitted by law," blank  
3 check. "Such revenues will be entered in the Township's  
4 General Revenue Fund and may be subsequently be distributed by  
5 the Board of Trustees as prescribed above."

6 So they're even telling you put the money in your  
7 General Fund, spend it like you want to spend it for the  
8 benefit of Concord citizens. That's great. That's good news.  
9 I think everybody here will agree. It's not nexus. Nexus  
10 isn't even mentioned.

11 I get kind of excited when I think about my tax  
12 dollars and tax dollars of the JEDD and what they're being  
13 spent on and how my Trustees -- I understand that you'll,  
14 you'll -- JEDD or Ohio Revised Code might have forced you to  
15 pass that 3/10 of a mill levy on Concordians but you don't have  
16 to do that anymore. You can now spend that money anywhere in  
17 Concord on any roads, on any projects you want.

18 Mike, you did a great job.

19 Chris, you had some comments.

20 VICE CHAIRMAN GALLOWAY: No. I am going to let  
21 everybody go through everything and then roll through  
22 everything.

23 MR. PATTERSON: I don't know if they're going to be  
24 talking about this. If you had a comment on this --

25 VICE CHAIRMAN GALLOWAY: No. I will get to it at the  
26 end. I want to move through this all very efficiently.  
27 Thanks.

28 MR. PATTERSON: You are welcome. Thanks for the  
29 opportunity.

30 MS. PESEC: Hi. Vanessa Pesec, 11705 Cali Court in

1 Concord.

2 And, Chris, you mentioned in the parking lot on the  
3 way in that it looks like you plan to rescind the current  
4 zoning text and replace it with something else, so thank you.  
5 The existing zoning text was quite problematic for a lot of  
6 reasons. I saw that original zoning text a week before the  
7 Zoning Commission was to hold their public hearing and sent out  
8 an email describing a lot of the concerns with the words, not  
9 with the pretty pictures or anything but with the words.

10 A lot of people attended then the Trustee meeting  
11 that was held two weeks ago. In the meeting, you were very  
12 concerned with what the input that the residents had and that  
13 you weren't comfortable with the density and some other things  
14 like that. But the problem that I had with that is that you  
15 approved the Master Plan in 2016, which is the picture with all  
16 the little buildings and retail and all of that. And in 2015,  
17 you put out a request for proposal for people to build, to  
18 build on the existing 73 acre residential density of six to  
19 eight townhomes per acre, and no developer would take it. They  
20 basically said there is not enough density, there is not enough  
21 people in the area, and that was confirmed by the Zoning  
22 Inspector.

23 So you had to revise the area, make it larger,  
24 significantly increase density, and then you put out the same  
25 request for proposal asking developers to come in this May. It  
26 was submitted in May. The deadline is tomorrow, per the  
27 website.

28 Now, the citizens can't easily get to that RFP  
29 because it's password protected, so you have to find another  
30 way in order to get into that text in order to even under -- to

1 even get to see what that RFP is, but the deadline is tomorrow.

2 And in that RFP, you included the zoning text and  
3 said that, let's see, what are -- "approved zoning overlay  
4 district (effective summer 2017)." Those are the exact words.  
5 And so if you didn't think it was a good idea or, like Paul  
6 said, he was very concerned with the acreage, it seems usual  
7 that you would put it into an RFP where you are requesting  
8 people to bid on a project, given certain dimensions, and then  
9 do a switcheroo on them after their, part of their initial  
10 proposals are due, which is tomorrow.

11 So there are additional statements that were made  
12 that I hope that you will be able to correct for the new zoning  
13 that you are going to put in place. You said that there was a  
14 limit but, in fact, there really wasn't a limit on the number  
15 of residential homes because it used to be 30 percent of the  
16 resident could -- 30 percent of the area could only be used for  
17 resident only, but it also allowed residential above the other  
18 retail and commercial space. So I hope that you will, in fact,  
19 have a limit.

20 You said that commercial and retail must be built  
21 first. That actually isn't correct. In the existing text, it  
22 says the commercial structure shall be built first or  
23 concurrently, so you can build it all together. And,  
24 furthermore, that just means you build the box. That doesn't  
25 mean that any of them have to be occupied or generating  
26 revenue. They just have to be built and they can be open  
27 storefronts, whereas, the residences can be moved -- all  
28 residents can move in.

29 The pretty picture of -- called the Master Plan is  
30 120 acres but the overlay district map is 175 acres. So there

1 is 55 acres that do not have a plan associated with them, which  
2 makes that all the more difficult when you're trying to assess  
3 whether or not it fits the Master Plan. Per the existing  
4 zoning words, it is supposed to fit with this plan but there is  
5 no plan, so it's really difficult. It seems to me like that  
6 would be a developer's paradise to be able to do what they  
7 wanted with it and maybe a citizen's nightmare.

8 The zoning text is silent on how the housing units  
9 will be owned, whether or not they're apartments or condos. So  
10 there was a discussion, are they going to be rentals? Are they  
11 apartments? Are they condos? I didn't see anything that would  
12 suggest one or the other in terms of how they will be owned, so  
13 it would be great if we could put something on, on that.

14 And I would also like to bring your attention to the  
15 statement that you've been working on this for a decade. In  
16 the Auburn-Crile Study that was a decade ago, in 2016 (sic.),  
17 there is an important fact in there that says, according to  
18 NOACA, communities planning to use retail development as the  
19 focus of an economic development strategy would be better  
20 served by trying to sustain or attract industrial and office-  
21 based businesses. So I would hope that it would -- that you  
22 would heed the advice from the plan that you had done a decade  
23 ago and not use the mixed-use retail district that uses retail  
24 as its first use, as well as entertainment and restaurants.  
25 And the commercial and office area in the Master Plan that was  
26 developed without community input, the commercial and office  
27 area is TBD Phase 7 plus, and in that whole area there is no  
28 industrial.

29 So I really hope that you will take a really strong  
30 and careful look, realizing that the residents of Concord

1 didn't come here for a high density urban vision but rather the  
2 semi rural flavor, and that you will heed the 2004  
3 Comprehensive Plan that says that you -- that we should keep  
4 our commercial space commercial. Thank you.

5 (Adjusted microphone.)

6 VICE CHAIRMAN GALLOWAY: Thanks, Frank.

7 MR. PATTERSON: What did you do, break it?

8 MR. KRASKA: Yeah.

9 AUDIENCE MEMBER: You're so strong.

10 VIDEO TECHNICIAN: There you go.

11 MR. KRASKA: Thanks.

12 VICE CHAIRMAN GALLOWAY: Superman was from Cleveland.  
13 Apparently, he did have a son. He just bent that metal.

14 MR. KRASKA: He has the touch.

15 MS. BREWSTER: Thank you. Denise Brewster,  
16 7207 Alexander Drive. Even though I was not present at the  
17 last meeting, I submitted a letter expressing my concern about  
18 the citizens being heard through a survey. It doesn't appear  
19 that the Trustees want to do that. My concern is that we are  
20 going to get into a situation that, even though we're having  
21 some dialogue here, we're few citizens showing up at a meeting,  
22 but there is going to be a lot more citizens out there. I just  
23 left a meeting where there were 10 people and they represent a  
24 lot of different constituencies in the township and they're  
25 quite alarmed and they will be at the zoning meeting coming up.

26 But I hate to see this head into some of the past  
27 history that we have shared in the township going the way of  
28 referendums, trustee races that are hot and heavily contested.  
29 Both are coming up if we aren't going to keep an open ear to  
30 what's going on.

1           Right now, you know, upon arriving, I heard that  
2 there are going to be some considerations for some changes in  
3 some of the thinking, and we're more than willing to wait to  
4 see what those are. But right now, I am a little concerned  
5 because in the newspaper, not one day but two days there were  
6 already articles talking about these development proposals.  
7 But what was left out, unfortunately, was anything to do with  
8 residential. It seems to be the best kept secret. And now  
9 that people know about it, I feel like we need clarification.

10           As Vanessa said, you know, it's not well defined. I  
11 worry about even going with the concept of anything that's  
12 residential on the heels of the development that Concord --  
13 excuse me -- that Quail Hollow is going to continue to build  
14 out. I think we said 300 homes, which is -- I don't know if  
15 these figures are right but you can see it down off Crile. And  
16 then there is also a big development going in that's pretty,  
17 you know, heavy density off of Girdled near Orchard from what I  
18 heard at the last meeting, if that's correct.

19           But the fact is that the east end of the township is  
20 now well developed and there is still -- it's not built out,  
21 let's put it like that, not the way the western end is. And I  
22 just feel that there is enough residential capacity there to do  
23 many things. But the only commercial and light industrial area  
24 that we have is the area we've talked about for years. And  
25 Connie and I go way back and I do know that we always thought  
26 of that area as being our commercial area.

27           While I was in Willoughby today looking at the dream  
28 house, I went to lunch in Willoughby and I decided to go past  
29 the Knez development where it used to be on the tour of the  
30 dream house and they're the ones that have the commercial below

1 and the residential up above. And I looked very carefully and  
2 I saw one that was occupied. I saw two for sale signs, so  
3 available, one dark and one that looked empty and one that was  
4 for the dream house office. That didn't look like it was  
5 occupied. The residence up above look like they were occupied.  
6 But I am concerned that we're going to have empty storefronts,  
7 if that's what we are trying to sell. And this is downtown  
8 Willoughby on a very small scale and it's empty. So I just  
9 want that as a consideration.

10 All right. As far as, you know, the -- some of the  
11 things that are in the rendering or the conceptual drawing, I  
12 think you talked about or maybe Paul did, about the hospital,  
13 it was a surprise that they weren't going to generate any taxes  
14 or any type of income, that you thought it was going to create  
15 more of a tax burden. But, you know, anything medical like  
16 medical offices, I am not sure where that goes. But auxiliary,  
17 when you look at hospitals, there is usually medical offices  
18 around. I would think, if doctors have medical offices, that  
19 they do have to pay taxes and could afford to do so.

20 The educational nonprofit, if there is something  
21 educational going in there, that's not going to generate taxes  
22 either.

23 And anything we create recreationally, it's nice to  
24 have but who is going to pay for it and who is going to  
25 maintain it?

26 So I don't object to these things. I just want the  
27 thought to go into what's going to generate taxes and lighten  
28 our burden as residents because, as you said, the majority of  
29 us -- I'm retired now and there is a lot of us out there. What  
30 did we say, fifty-some percent?

1 MR. PATTERSON: Sixty percent.

2 MS. BREWSTER: Sixty percent, it's a lot. And  
3 it's -- they're going to continue to grow. And as you said,  
4 Chris, there is a lot of people who would like to stay here but  
5 if they can't stay here, why is that? Let's answer the  
6 question and figure out how we can fix that.

7 MR. PATTERSON: Taxes are too high.

8 MS. BREWSTER: Yeah, taxes are high. I am going to  
9 look at, you know -- You get torn when you have to support the  
10 school district but then that increases your taxes, too, on a  
11 fixed income. So I thank you for your time.

12 VICE CHAIRMAN GALLOWAY: Thank you.

13 Audience? Going once, going twice --

14 MR. LAZUKA: I will. Chris Lazuka, 8130 North  
15 Orchard Road. I will be very brief because I think a lot of my  
16 personal sentiment has already been expressed, a lot of the  
17 concerns raised, specifically about the high density housing.  
18 But I too, I guess, I was also very curious about how this RFP  
19 was released when, I guess, under the guise of the current  
20 zoning proposal when you've stated that you have issues with  
21 the current zoning. So it just struck me when I saw that  
22 article in the Herald that this RFP had been launched. And I  
23 was just, kind of, thinking, how are developers going to bid on  
24 something that could very much change, potentially, I guess,  
25 based on our conversations that we were having?

26 So that's really all, the only point that I wanted to  
27 add that hasn't already been stated. Thank you.

28 VICE CHAIRMAN GALLOWAY: Okay. I appreciate  
29 everyone's comments. And what I wanted to do was, kind of, get  
30 through everybody's comments and questions, sort of, jot them

1 down and then, sort of, just address them in a coherent fashion  
2 versus the last meeting, which I thought was like a WWF  
3 free-for-all. And the chairman is allowed to run the meeting  
4 however he likes.

5 MS. LUHTA: Right, that's true.

6 VICE CHAIRMAN GALLOWAY: And I, you know, I didn't  
7 think that that served the public very well in terms of the  
8 back and forth. So I thought it would be good to just sort of  
9 get it all out there and then, and then comment.

10 Do you have anything you want to talk about before I  
11 dive into this?

12 MS. LUHTA: Not yet.

13 VICE CHAIRMAN GALLOWAY: Okay.

14 MS. LUHTA: Not yet. I have a couple things but  
15 later.

16 VICE CHAIRMAN GALLOWAY: I will just kind of run in  
17 order in an overall sense. Bob, on your comments on ORC,  
18 you're really -- you are right. It's -- The changes to the  
19 JEDD language in ORC, we were very concerned as townships in  
20 terms of when that legislation was working its way through the  
21 legislature. It, early on, was looking very ugly in terms of  
22 how it would set up for townships in terms of placing  
23 limitations and other things on us, but instead the final  
24 product actually was very good in terms of defining certain  
25 abilities that were within the gray area that existed  
26 previously in the text.

27 I think when Paul was referring to nexus, the word  
28 "nexus" is not in the -- That's the Paul Malchesky, legal  
29 scholar talking. And under the old text of JEDD, there were  
30 some limitations on how townships were supposed to spend that

1 money in terms of for the JEDD district, within a -- within the  
2 context of supporting the purpose of economic development. And  
3 Mike can talk to this a little bit, which was, we had been  
4 operating the JEDD and trying to be very conservative because  
5 there is literally no case law on JEDDs and there are -- I  
6 don't believe there are any Auditor opinions on JEDDs, nor were  
7 there any Attorney General directives. So everybody that had a  
8 JEDD was operating in a gray, nebulous area in terms of how you  
9 should approach your expenditures and how you should approach  
10 your agreement.

11 Now, we tried to, when we drafted our JEDD agreement  
12 with the City of Painesville, we tried to very clearly spell  
13 out what the duties would be and how the, how that agreement  
14 contract would be executed on as it went through the years.

15 So when Paul would talk about nexus, not to put words  
16 in his mouth because he is not here, but what he was referring  
17 to was, under the old structure, we felt we should be very  
18 conservative in how we approached how dollars were spent in the  
19 event that, down the road, there was a lawsuit or there was an  
20 Auditor opinion or something along that line that came out  
21 someplace else in another JEDD because there are a lot of them  
22 around the state. So if something like that happened and we  
23 had spent money on something, let's say, you know, something  
24 crazy like, you know, we bought a bunch of park land or  
25 something, you know, and then the State came back and said,  
26 "Well, now you've got to, you've got to reverse all that  
27 financially because now there is case law," so we never wanted  
28 to be in a spot where we could get caught, you know, with a  
29 situation where we would suddenly have to now figure out a way  
30 to undo something.

1           So the thought process was the JEDD is a great tool  
2 to support services and roads in the future for those types of  
3 things so that those JEDD, those revenues are generated at a  
4 1.75 percent rate, which is less than the City of Painesville,  
5 part of what we negotiated in the contract. Painesville's  
6 current rate is 2 percent, I believe.

7           So the idea was that's, when Paul talks about nexus,  
8 that's what he's talking about. Like, if you are going to fix  
9 roads, we would fix roads that would directly affect the  
10 commercial corridor, say, and then use other dollars for  
11 neighborhood streets versus township roads over there like,  
12 say, Discovery Lane or something, Wellness Way, those types of  
13 things. So you're right. Under the new language now, they've,  
14 they've broadened that as of last fall where we can now --  
15 we've got a little bit more definition in how we can spend  
16 those dollars.

17           And you also correctly pointed out that we are  
18 currently using those dollars, earmarking those dollars to  
19 finish paying for the road project, Capital Parkway extension  
20 and that entire interchange. We expect that to be the case for  
21 about another 40 months, roughly, three and a half years.

22           MS. DAWSON: Depends on how much they drew in the  
23 last six months.

24           VICE CHAIRMAN GALLOWAY: Yes, right, it depends. So  
25 we have, you know, as the final invoices come in from ODOT on  
26 that project and whatnot, so we are projecting 40 months. It  
27 may only be 30. So those dollars are tied up right now.

28           The portion that Concord currently gets on an annual  
29 basis as part of that is a little over \$600,000. We've added  
30 some additional businesses that have asked to join the JEDD in

1 terms of the new skilled nursing facility and now the new  
2 assisted living facility and some other properties that have  
3 now joined into the JEDD. So our expectation is those numbers  
4 will improve with additional revenue streams and allow us to  
5 pay all that off quicker so that we can dedicate those dollars  
6 elsewhere.

7 When it comes to the, you know, the road levy, you  
8 know, that's a challenging thing when you start to look at the  
9 budget and you start to look at what Frank and his guys do in  
10 terms of road repair and projects. The road levy had been 1.7  
11 mills since 1992. And the reality is if we wanted to continue  
12 to do projects, at least on the level that we're at least  
13 accustomed to, that we were going to have to look at increasing  
14 that slightly. So what we did was we did a -- we proposed and  
15 placed on the ballot for the people to vote on a 1.7 mill  
16 renewal with a .3 increase. The 1.7 mill did preserve, the  
17 renewal, that portion of it did preserve the homestead  
18 exemption, so that was not a loss. Which, as you know, ORC,  
19 that they changed that in the previous Kasich budget so that,  
20 if they weren't renewals, they went -- that protection went  
21 away from homeowners, so we preserved that.

22 So the difference, just to give you a little bit of  
23 an example, the difference between the 1.7 with the new .3  
24 added on versus doing a 1.7 replacement was \$1.00. There  
25 was -- Because we preserved most of the renewal, the difference  
26 between a renewal with a .3 was like \$60 and change per  
27 \$100,000 and a replacement was \$59 and change. So it was very  
28 negligible, you know, negligible in terms of the difference.

29 So the reasoning behind that was the millage hadn't  
30 change since 1992. We have far more lane miles in Concord

1 Township than we ever have had and that, you know -- And  
2 realize we understand that it's a balance, is that, in a ideal  
3 world, in order to maintain the roads the way everybody would  
4 like us to in terms of -- And we get the calls and the emails,  
5 you know. Everybody wants their street done right now, every  
6 few years, do this, do this. You know, Concord would need a,  
7 you know, 6 mill levy in order to do that kind of, you know,  
8 reroad, resurfacing constantly and that's just not an economic  
9 reality to place that on residents.

10 So we try to get by. We're like the little Dutch boy  
11 with his fingers in the dike, you know, always going around.  
12 Every year, Frank does an analysis of all the township roads  
13 and he ranks them and determines which ones are in the most  
14 need of repair. And that was a process we set in place when  
15 Frank got here because we felt that that was the most  
16 egalitarian way to go about it. Everybody believes their road  
17 is the one that's worse and needs to be replaced but let  
18 somebody else with an unbiased eye look at all the roads, rank  
19 them and do an analysis, and then each year we would do the  
20 worst roads and do repairs where we could on the worst. So  
21 that list changes every year. So that's been our process.

22 MR. PATTERSON: Is Capital Parkway a county road or a  
23 state road?

24 VICE CHAIRMAN GALLOWAY: Capital Parkway is a  
25 township road.

26 MR. PATTERSON: Capital Parkway is a township?

27 VICE CHAIRMAN GALLOWAY: Capital Parkway has always  
28 been a township road.

29 So, wait, I don't want to -- let's not -- I don't  
30 want to get into a big back and forth.

1           So part of our process on that is that is our  
2 commercial district. And our belief is that down the road --  
3 And that's a good example. Capital Parkway and Discovery Lane  
4 have always been township roads since Swagelok dedicated them  
5 and handed them over a long, long time ago. Our belief is that  
6 those JEDD dollars can go to fix roads like that in our  
7 commercial district so that it doesn't become -- that's not a  
8 burden on other homeowners. So that's an example of nexus.  
9 So, hopefully, that answers a lot of, a lot of those questions.

10           MR. PATTERSON: But you are free and clear now to  
11 spend the funds any way you want and see fit.

12           VICE CHAIRMAN GALLOWAY: So --

13           MR. PATTERSON: Right?

14           VICE CHAIRMAN GALLOWAY: We are able to put that  
15 money in the General, in the General Fund and spend it on  
16 township needs township wide.

17           MR. PATTERSON: Anything you want.

18           VICE CHAIRMAN GALLOWAY: Absolutely.

19           MS. DAWSON: After the road, after the road.

20           VICE CHAIRMAN GALLOWAY: Once the road has been paid,  
21 you know, has been -- the financing on that has been taken care  
22 of. And so somewhere down the road in three or four years,  
23 that will, that will be the case.

24           MR. PATTERSON: But, Chris, that's good news.

25           VICE CHAIRMAN GALLOWAY: Bob, I am not doing debate  
26 because the last meeting was like insane back and forth and  
27 everybody jumping in and back and forth. I let you come up and  
28 I am trying to answer everybody. Just let's have some decorum  
29 and order.

30           So, Vanessa, Cali Court, you are right, in 2015, the

1 RFP in 2015 that was done did not speak to -- It didn't speak  
2 to housing per se. It said, you know, we are looking at an  
3 interest in terms of a mixed-use development. Developers, if  
4 there is anybody that might be interested, you know, come  
5 forward. As part of that entire RFP process, we went and  
6 revisited with our consultants, Risinger and Associates, who  
7 will be at the next zoning meeting to give a presentation so  
8 that there can be -- I think it's important that there be some  
9 clarity in terms of what's real and what's not in terms of  
10 what's being, you know, conceptualized, proposed, et cetera.

11 I would stress that the zoning that will be brought  
12 up and is being brought up is an addition to the existing  
13 commercial zoning, light industrial, et cetera. This is --  
14 This would be what they call an overlay district. It does not  
15 change the underlying commercial zoning and allows for some  
16 wider variety of uses within a commercial context.

17 So it's not a matter of hijacking valuable commercial  
18 land because I agree with the statements that were made here  
19 this evening. Communities have to have balance in order to  
20 have long-term sustainability. This is something that I have  
21 said forever. And the challenge for communities is how that  
22 development, how those development patterns are changing and to  
23 stay on top of it.

24 Since the 1960s, Concord Township believed that that  
25 whole corridor was, you know, best suited was industrial uses.  
26 Well, I would dare say, to Denise's point, I don't think  
27 anybody moved here for industrial. I guess maybe it was  
28 Vanessa's point. Nobody moved to Concord saying, "I can't wait  
29 to get some of that industrial." We have some light industrial  
30 uses in that corridor, De Nora Tech being one, Pressure

1 Technologies, Ranpak, a great company doing great business in  
2 terms of packaging. But that is a, you know, and in a changing  
3 economy, that is a different use that we're not seeing a lot of  
4 heavy action on in terms of industrial.

5 I would point out that just a few years ago we had an  
6 industrial user come in here and want to locate. First, they  
7 approached us about locating on Crile Road and we told them  
8 absolutely not.

9 MS. LUHTA: Right.

10 VICE CHAIRMAN GALLOWAY: And then they approached the  
11 Township and asked to locate in the industrial park, and their  
12 business is concrete stamping. So the Township denied their  
13 ability to locate here. And I would dare say there is nobody  
14 in this room that thinks concrete stamping is something that  
15 fits Concord, and the Township said no to that. And the  
16 Township gets approached on different businesses all the time  
17 and a lot of them are just not a fit. So we have always sort  
18 of steadfast defended the fabric of what this community is  
19 because, dare I say, had somebody gone and built a concrete  
20 stamping plant on Crile Road or on Capital Parkway, there would  
21 not be many happy people here.

22 But I also think it's interesting that when that was  
23 all going on and public meetings and public hearings, nobody  
24 showed up about it.

25 MR. PATTERSON: What is concrete stamping?

26 VICE CHAIRMAN GALLOWAY: So they make prefabricated  
27 concrete materials.

28 So that business actually ended up now locating in  
29 Mentor in one of their heavy industrial areas. So when we talk  
30 about the commercial corridor as a whole, it's important to

1 note, I think, several things. One, it's been zoned commercial  
2 since the 1960s. It has slowly developed and is continuing to  
3 develop out and will continue to develop out, and I think  
4 everybody here acknowledges that.

5 What we, what we believe, this Board believes is  
6 that, as it develops out, we have one opportunity to get it  
7 right in terms of how it's going to look, how people that live  
8 in Concord will go through that area and what those uses will  
9 be and how it will look and how it's shaped. And our belief is  
10 that's why, for the last few years, we have been refining  
11 zoning, tightening it up, eliminating uses, streamlining the  
12 text so that we can make sure that that corridor, the zoning in  
13 there fits Concord and what most people in Concord want that  
14 commercial district to look like.

15 You know, prior to a lot of these changes, you could  
16 have had a lot of disjointed uses, and that's really the  
17 difference between being hands on and proactive and sort of,  
18 and sort of hands off and reactive. If you're hands off and  
19 you're reactive, you're going to, you're going to end up with,  
20 you know, a commercial area that looks like Vine Street. It's  
21 going to be disjointed uses, hodgepodge of various  
22 developments, of various ilk, quality, et cetera, and I don't  
23 think anybody in Concord wants that.

24 And the part of the process for us in the last ten  
25 years as we have worked through corridor studies, traffic  
26 studies, Comprehensive Plan changes, is how do we make sure  
27 that what happens over there is something that, A, fits  
28 Concord, B, provides some level of service to existing  
29 residents now of things that they are looking for? And we get  
30 asked for a lot of stuff all the time. Starbucks is a great

1 example. We got asked for that forever. Can we have a  
2 Starbucks and a drug store? The, you know, the request for a  
3 drug store goes way, way back, I mean, a lot.

4 MS. LUHTA: Yes.

5 VICE CHAIRMAN GALLOWAY: And we worked to bring that  
6 in, to bring in a drug store. And we met with all of them and  
7 only Drug Mart said they wanted to be in Concord, which was  
8 great. And they're a great local company and we are glad to  
9 have them and we're thrilled that they're starting on their, on  
10 their project.

11 But I would point out the long-term nature of the  
12 planning that we're doing and the things that are being  
13 discussed. The first time we had a meeting with Drug Mart to  
14 talk about Concord was probably, I am going to say, seven years  
15 ago.

16 MS. LUHTA: At least six.

17 VICE CHAIRMAN GALLOWAY: Seven, six, seven years ago.  
18 It took that long for that, between when we had our initial  
19 meeting, they showed interest, they looked at sites, they  
20 looked at sites, they put, you know, in their building plan,  
21 they moved forward, and that's just a drug store. So  
22 everything that we're talking about, I don't want folks at home  
23 to think, "My God, what's happening?" You know, there is  
24 nobody turning dirt tomorrow. There is no great, you know,  
25 development, you know, immediacy. These are long-term concepts  
26 and plans that we are trying to put in place.

27 And it's important, I think, to note what could be  
28 versus, you know, if we did nothing, sat back and you just let  
29 it all happen on its own without any Township input. You would  
30 end up with a lot of disjointed uses that I don't think anybody

1 would be happy with. I will let you -- I've been filibustering  
2 and I don't mean to.

3 MS. LUHTA: Well, and a request for proposal doesn't  
4 mean that the proposal will be accepted as it's presented.  
5 There is a lot of tweaking that goes on in something like that,  
6 many, many meetings, and that's why it takes so long to get  
7 something that's acceptable.

8 MR. PATTERSON: Chris, can I --

9 VICE CHAIRMAN GALLOWAY: Correct. So part of that  
10 process is that the RFP process was to put that out and see  
11 what interest there may be in a mixed-use type development.

12 MS. LUHTA: Right.

13 VICE CHAIRMAN GALLOWAY: Which is a commercial  
14 development.

15 MS. LUHTA: Right.

16 VICE CHAIRMAN GALLOWAY: Any other uses that may not  
17 necessarily be commercial in their sole nature are, in a mixed  
18 use development, are enrichening. So, for example, we have  
19 said that, yes, we are willing to consider the idea -- and I  
20 want to stress the words "we are willing to consider" --

21 MS. LUHTA: Yes.

22 VICE CHAIRMAN GALLOWAY: Because that gets spun out  
23 of, "They are doing." Well, no. We are willing to consider  
24 the idea of putting the Community Center, which is already in  
25 that corridor and which was purchased a long time ago as a  
26 temporary facility --

27 MS. LUHTA: Right, yes.

28 VICE CHAIRMAN GALLOWAY: That we are willing to  
29 consider that as part of this development, a new Community  
30 Center. Now, we're not talking about big Taj Mahal rec halls

1 that are, you know, going to be on the Township dime and, you  
2 know, blowing up staff, having all kinds of new staff and  
3 everything. We have an existing rec center. We would  
4 entertain the idea of selling that and then moving and creating  
5 a new rec center in our -- Community Center in this mix if we  
6 had, if down the road we got a proposal --

7 MS. LUHTA: Yeah.

8 VICE CHAIRMAN GALLOWAY: -- that made sense for the  
9 Township. And I will be honest with you. Some of the, you  
10 know -- Denise, I think you really honed in on a couple of  
11 important points, which is, you know, what's been thought  
12 through. I would tell you, I don't want to -- I have seen what  
13 other communities have done with things like community centers  
14 and rec centers and how they have failed in terms of how  
15 they're either, you know, how they're projected, designed and  
16 whatnot.

17 Our vision is that we couldn't do that unless it was  
18 with a partnership with other entities, be it a -- and I loathe  
19 to name other entities because then it becomes, "He said it's  
20 going to be this." You know, there are, there's -- There are  
21 organizations in the county, in the area that run recreational  
22 facilities very well. There is those types of possibilities  
23 that we can partner with, potentially partner with an  
24 educational entity, those kinds of things that are being done  
25 in other places and being done very successfully so that the  
26 burden is not on the Township financially in terms of staffing,  
27 because we are not experts on running a rec center, you know,  
28 per se.

29 So any enhanced facility, we would want partners that  
30 would come to the table and be a part of that so that it's not

1 all on Concord and that there are shared, that there are shared  
2 costs and there are, there are limits to what those costs are  
3 for the Township, again, being very conservative.

4 And I will tell you that's the type of thing that we  
5 do get asked about a lot by a lot of people. They, you know,  
6 they find our facilities inadequate. I think they're fine but,  
7 you know, everybody has got their own, their own needs.

8 And when we talk about stuff like that, again, it's  
9 all conceptual. So, you know, there is, in the Town Center  
10 Master Plan, of which there has been -- some pictures have been  
11 moved around, it's purely conceptual on what that could be. I  
12 mean, you're right, Vanessa, they're pretty pictures. That's  
13 all they are because the only thing we're talking about right  
14 now is zoning text. And we're trying to make sure that we, A,  
15 get it right, and B, it fits what everybody in the community  
16 wants.

17 Now, listen, I know there's people in this room that  
18 don't want any of it but there are a lot of people that reach  
19 out to us that do want it. And so, obviously, our job is to  
20 balance what -- all that input that's coming in.

21 You know, Denise, you asked about, you know, our, you  
22 know, the people that can't stay here that -- or want to stay  
23 here but have nowhere to go. Primarily, that's a function of  
24 housing stock. And that is, as boomers especially have gotten  
25 to a certain age, they would like to downsize but they don't --  
26 the housing stocks that boomers are looking for doesn't exist.  
27 It doesn't exist in Concord. It doesn't exist in Lake County,  
28 primarily, anywhere.

29 And when you look at studies now where boomers want  
30 to live -- And, listen, there might be people in this room that

1 go, "I don't want to live there." That's fine but, overall,  
2 there are boomers that do want to live in these types of  
3 settings, and the market research bears that out.

4 So part of the, you know, I get -- We get all the  
5 time people say, "Well, we have to leave Concord because we  
6 want to downsize but there is no place for us to go. We don't  
7 like what's available in terms of condos or otherwise, so we  
8 are going to move elsewhere." There have been Concord  
9 residents that have moved to Tremont. There have been, you  
10 know, there have been folks that moved to Ohio City. They're  
11 looking for something different.

12 Now, I am not in any way suggesting that those  
13 things, you know, that we're looking to replicate Ohio City in  
14 Concord. That's foolish. But there are a lot of folks that  
15 would like to stay that are looking for those walkable type  
16 communities within a commercial setting that allows them to  
17 spend six months in Florida, six months here. And when they're  
18 here, they can -- They don't even have to get their car out  
19 most of the week. They can walk down the street to a coffee  
20 shop. They can walk to a restaurant. There are those type of  
21 uses and these are commercial uses.

22 But what else do we know about those types of uses?  
23 When companies now are looking to locate places, they are  
24 looking for those same exact, that same exact environment for  
25 their businesses. Long gone are the days where companies are  
26 looking to locate in the middle of nowhere out in a corn field.  
27 They all want to be in where there are services for their  
28 employees and there is an ability to attract and retain their  
29 employees and their employee base. And what's that? You know,  
30 that base more and more so is millennials is the largest

1 economic group.

2 So we are trying to build a commercial district that  
3 will attract companies. It will allow boomers that are here  
4 now, folks that are in Concord that want to stay in Concord and  
5 are looking for that to be able to stay. We're looking for  
6 amenities for our residents that are looking for services and  
7 amenities that are low impact, you know, non-big box in nature,  
8 you know. I will say it again, everybody says it: We don't  
9 want to be Mentor. We're not becoming Mentor. Nothing that we  
10 are proposing even -- is even remotely like Mentor.

11 So that's, you know, that's the gist of where we've  
12 been going for a decade in terms of planning. So what you're  
13 seeing between the RFP and the zoning proposals is our --  
14 moving that process forward and now we're getting much closer.  
15 An RFP is out. We will see what the interest is in terms of  
16 development, in terms of that area. I, for one, I think there  
17 is going to be interest from what I can tell. I think it's  
18 going to be extremely positive.

19 And I tell folks, you know, it's, from my  
20 perspective, it's, if you look at that area where Capital  
21 Parkway is and over on Auburn area, it's going to develop. And  
22 it's either going to develop into something that we can all be  
23 proud of and enhances Concord or it's just going to be, you  
24 know, we can sit back and let things happen to us rather than  
25 taking control of the process and trying to drive what those  
26 uses may be.

27 MR. PATTERSON: Chris, can I address the chair?

28 VICE CHAIRMAN GALLOWAY: No, I am not doing a  
29 free-for-all. Let me get through all this. So --

30 MR. PATTERSON: I thought you were done. I am sorry.

1           VICE CHAIRMAN GALLOWAY: So that brings your, Denise,  
2 your question and sort of ties into Bob about, about taxes.  
3 And, for the record, we didn't ask for that change on the JEDD  
4 language where it now was, you were able to -- the income tax  
5 would apply to those living in a mixed-use development in a  
6 JEDD district. We were actually surprised by that language  
7 when it came out and it was passed because it had never, it had  
8 never been that way and we hadn't planned on that.

9           That said, the JEDD allows us to, any property and  
10 businesses within the JEDD district -- And I stress this, only  
11 within the JEDD district. So it is designated property, it's  
12 not the township as a whole. It is not 23.1 wonderful square  
13 miles of Concord Township. It is only those that have applied  
14 to and been entered into the JEDD where that income tax  
15 applies. And we've had this in place now for eight years and  
16 it's slowly grown. And from that we've generated dollars that  
17 we use to help build the financial backbone for building the  
18 new interchange at Capital Parkway, which opened up that whole  
19 area for commercial development. Because when we talked to  
20 commercial folks, the thing that that whole area lacked and why  
21 it never got proper development in terms of business is because  
22 of accessibility.

23           And so we're using those JEDD, those JEDD revenues to  
24 pay for that road, which is exactly what the legislature had in  
25 mind for that type of use, for those JEDD revenues. So when  
26 you ask about taxes and how is that burden distributed, if you  
27 create a commercial district that's within the JEDD where those  
28 businesses are generating that income tax and those businesses  
29 have now taken land that has very little property tax value in  
30 the township and you create that, that value, the Township is

1 now capturing those revenue streams to help pay for those  
2 services.

3 Bob likes to talk about how residences don't pay for  
4 themselves in terms of services and he's right, they do not.  
5 Which is part of the reason why the Township has worked so hard  
6 to make sure that that commercial corridor can get moving and  
7 develop properly so that we can maximize those things because  
8 we need to. We only have 8 percent of our township is zoned  
9 commercial.

10 MS. LUHTA: Right.

11 VICE CHAIRMAN GALLOWAY: So what we are proposing is  
12 in no way exclusive of our ability to generate those revenue  
13 streams and to be able to offset those taxes that our residents  
14 are paying. And as we said throughout the entire road project,  
15 not one penny of General Revenue Fund monies, i.e., your --  
16 and/or your levy monies went to that project. We paid for it  
17 all through JEDD revenue and from outside sources that we went  
18 out and got. We got ODOT to give us money. We got NOACA to  
19 give us money. We went out and hustled for those things and  
20 helped offset a great deal of the cost for that project.

21 So we view that corridor as our opportunity to  
22 maximize the commercial revenue streams that can be generated  
23 for the community to offset the residential costs in the  
24 future. We are literally in the infancy of this process.  
25 It's -- The JEDD was started eight years ago. The road is in  
26 place. We're making some zoning tweaks. And so we are, we are  
27 literally in the infancy of that process and the direction is  
28 all positive. And that's kind of what I want to focus on is  
29 the positives because they are many.

30 And when we had our last meeting, there were lots of

1 accusations and other things flying around about how, you know,  
2 the Trustees don't listen or they don't -- they haven't  
3 planned. And then we show all the evidence of how we've  
4 planned for this and that. We have done that study. And then  
5 it, you know, sort of shifts.

6 You know, we took what -- We took the comments that  
7 came back from the Planning Commission. The County Planning  
8 Commission took the overlay district zoning proposed language  
9 and had their own debate on it. Vanessa was a part of that.  
10 She is a public official on the Planning Commission. And the  
11 voting, the Planning Commission voted eight-one to approve the  
12 overlay district, with Vanessa the only no vote, but with a  
13 number of recommendations.

14 And in light of those recommendations and in light of  
15 the feedback that we were getting in the public meeting -- and  
16 then, of course, there is still going to be public hearings --  
17 we made the decision that it would be best on the front end to,  
18 since it was already tabled previously, for us to go ahead and  
19 rescind that, make some changes, and we will be voting on that  
20 later. So we will rescind what was out there previously, the  
21 Resolution, which will cause the Zoning Commission on July 11th  
22 to permanently table that. And then they -- We will be passing  
23 a new Resolution with new language, and I will go over what's  
24 in that. And then they will -- the process will go back to the  
25 Planning Commission, the body on which Vanessa is a member, and  
26 we will get their feedback.

27 We felt that that was the most open and direct means  
28 of moving forward with the changes and allowing them to go  
29 through that process, again, wanting to be positive, obviously,  
30 and wanting to also make clear that there is no nefarious,

1 secret and all these other wild accusations flying around.  
2 Everything is done aboveboard in public meetings and this is a  
3 public process and how we are doing it.

4 So we will be doing that a little bit later. I think  
5 it will address a lot of the, a lot of the concerns that people  
6 have in terms of footprint and formula and, and some of the,  
7 some of the residential, the housing component of the overlay  
8 district, again, not the underlying district but the overlay.

9 To answer just real quick at the end here Chris'  
10 question about the RFP, the RFP, the RFP went out stating that  
11 there would be zoning, that there would be zoning overlay put  
12 into place this summer. We still expect that to happen as part  
13 of this process and as we go through and we formulate it now.  
14 So, you know, developers know that that's, you know, still a  
15 work in progress and so we will work to finalize that this  
16 summer and then put it on the books. And it was a  
17 recommendation that came from our consultant, which was, you  
18 need to put something in place so that you're not saying to  
19 folks, "Hey, we promise down the road we will go ahead and do  
20 this," but they're going to want to see, to your point, why  
21 would they bid on something if they can't know that it's  
22 already, at least, in the process. And so we agreed to that,  
23 that that was a, that was an acceptable approach.

24 So that's where we are. That's where we're going  
25 with all of this. I hope that answered everybody's questions  
26 in, sort of, a macro sense.

27 MR. PATTERSON: Can I address the chair, Chris?

28 VICE CHAIRMAN GALLOWAY: I will give you one  
29 question.

30 MR. PATTERSON: Sure.

1           VICE CHAIRMAN GALLOWAY: One, so it doesn't become a  
2 free-for-all.

3           MR. PATTERSON: I am not going to argue. I just want  
4 to say that --

5           VICE CHAIRMAN GALLOWAY: Positive.

6           MR. PATTERSON: You've got a, you've got a gem in the  
7 midst and I think Debra Esker is one of the best administrators  
8 of that Town -- Community Center I've ever seen. She's helped  
9 me on a number of occasions. I've got a lot of business from  
10 advertising in the Concord Grapevine that she made available to  
11 me, and I really appreciate her help and work. I think you've  
12 got a real gem there.

13           Just a real, just a real quick question. When I sat  
14 here listening to you articulate your answers to everybody,  
15 which I thought was good. The thing that struck me the most  
16 was, in 2004, we got a community survey before we finalized the  
17 Comprehensive Plan. If you would only do that again, a lot of  
18 your problems and aggravation might go away because the  
19 visualization I have of a Hudson or, you know, a walkabout, you  
20 know, that you are talking about makes me sick. I might be  
21 wrong. Might be 200 other people say that's a great idea, like  
22 you just said. But if you have community involvement, a  
23 discussion with the community through a survey and public  
24 meetings, you will get your answer.

25           VICE CHAIRMAN GALLOWAY: Okay, thanks.

26           MR. PATTERSON: I've got to get a drink of water.

27           VICE CHAIRMAN GALLOWAY: So here is what I would  
28 just -- to wrap all this up, I would say I don't know what's  
29 disgusting downtown Chagrin Falls. And that is really the  
30 closest thing in terms of what we're trying to effectually do

1 in term of what would be part of the commercial district.

2 I don't know how anyone would find, if you took  
3 downtown Chagrin Falls and you rip it up, modernize it a little  
4 bit and drop it on Capital Parkway, how that would be  
5 offensive. You have lived here your whole life. Does that  
6 offend you?

7 MS. LUHTA: No.

8 MR. PATTERSON: You have a difference of opinion.

9 VICE CHAIRMAN GALLOWAY: I guess the difference, the  
10 difference in that opinion is that if you don't take the  
11 proactive approach that we have, what you will end up with  
12 differently is what we've, what we've always had in that  
13 corridor in Concord, which is some good businesses there but  
14 it's a hodgepodge, 84 Lumber, you know, you might end up with  
15 Taco Bell on the corner and all these other kinds of silly  
16 things. That's what you get when you are not proactive, when  
17 you don't have a vision and you don't move in that direction.

18 And if you think -- And I hear all the snickering in  
19 the audience but I also, I also know that, you know, there is  
20 plenty of folks that, you know, that will criticize every, you  
21 know, business use that comes through.

22 MS. LUHTA: Yeah.

23 VICE CHAIRMAN GALLOWAY: People criticized the Waffle  
24 House. Okay? Listen, that, well, the Waffle House happened on  
25 Bob's watch. But that's an example of, okay, that's a PUD. So  
26 you would say to me, "Well, see, you are talking about  
27 grabbing, you know, and trying to formulate but we ended up  
28 with a Waffle House." Well, Quail Hollow is a PUD, a planned  
29 unit development. Part of that planned unit development was a  
30 small commercial district. And in that commercial district the

1 township has very, legally, very limited ways in which -- We  
2 can't -- The same zoning text that would allow us to get a  
3 Starbucks would also allow us to get a Waffle House. We don't  
4 get to pick and choose those types of things.

5 But what we can do is things like, in the PUD, what  
6 does that Waffle House look like? That's the nicest Waffle  
7 House in America in terms of its visual.

8 MR. PATTERSON: I think he's a Concord resident, too.

9 VICE CHAIRMAN GALLOWAY: He is out of the business.  
10 He's living in -- down south somewhere.

11 MS. LUHTA: But he was.

12 VICE CHAIRMAN GALLOWAY: But the point is that we  
13 don't get to control all the uses but we can try to shepherd  
14 them so that they're -- as best we can with what controls we  
15 are legally allowed to have --

16 MS. LUHTA: Right.

17 VICE CHAIRMAN GALLOWAY: -- so that you end up with a  
18 better end result. And really, at the end of the day, that's  
19 what this Board is trying to do. And I think we have so many  
20 great things going on in Concord, you know. I think that this  
21 just enhances it.

22 MS. LUHTA: Yeah. I have lived here a long time.  
23 When we have about -- We're approaching 20,000 population.  
24 When I came and became a trustee, we, our build-out number if  
25 everything was built out the way it was zoned, and most of it  
26 was residential, of course, we would eventually have 40,000  
27 residents. During my term, we have rezoned at least the east  
28 side and increased the lot sizes and so now the build-out is  
29 32,000. And it will be a long, long time before we ever reach  
30 that but we are moving in the right direction. And what we're

1 trying to do is plan for the future, 10, 20 years down the  
2 road, and we're trying to do it right.

3 VICE CHAIRMAN GALLOWAY: And I think that, Bob,  
4 you're right about Debra. She's the best.

5 MS. LUHTA: Yep, she is. That's true, that's true.

6 VICE CHAIRMAN GALLOWAY: But it also, you're right,  
7 the estimated build-out for Concord Township is a maximum  
8 future population of somewhere around 32,000. We're at, we're  
9 at 20,000 now.

10 MS. LUHTA: Yeah.

11 VICE CHAIRMAN GALLOWAY: Concord is not going to, you  
12 know, grow into this super dense metropolis. Nothing that we  
13 are proposing over at Capital and Discovery is going to hurt  
14 the property values and affect the neighborhood of folks that  
15 live along Hermitage. If you live on Cheryl Drive in Kellogg  
16 Park, it's not going to affect your neighbor. It's still going  
17 to be a great place. If you live on South Meadow, your  
18 neighborhood is going to be intact and a fantastic place to  
19 live. There;s no changes that we're talking about here that  
20 are affecting all these different parts of Concord --

21 MS. LUHTA: Right.

22 VICE CHAIRMAN GALLOWAY: -- in terms of people's  
23 quality of life in their neighborhood. So I guess that's what  
24 I -- I wanted to focus on positives and that we do believe that  
25 we need to be proactive and that we do need to provide some  
26 direction and some vision for the township, and we think we are  
27 doing that. And if people, you know, with clear minds and  
28 honest hearts actually look at things without trying to create  
29 an incendiary environment, we can have a constructive process  
30 and end up with a final product that makes people proud and

1 makes people want to be here and preserves our sustainability  
2 as a community for the long term. So --

3 MS. BREWSTER: Chris, I had two follow-up questions.  
4 They're not --

5 VICE CHAIRMAN GALLOWAY: Can we do it afterwards  
6 because I have to move the agenda? That's fine.

7 MS. BREWSTER: Yeah. It had to do --

8 VICE CHAIRMAN GALLOWAY: I am happy to sit down with  
9 you. And I would just also point that out to anyone at home.

10 MS. LUHTA: Right.

11 VICE CHAIRMAN GALLOWAY: Please feel free to call  
12 Connie, myself or Paul, or email us or come up and visit with  
13 us. We can sit down. We've had some of those calls already,  
14 you know. We encourage that. And if you want to know what  
15 we're thinking and how we're thinking it, you know, we're  
16 extremely accessible and we're happy to, you know, come to your  
17 homeowners' association meeting and talk, which we do  
18 frequently. We are happy, you know, just to -- Heck, if you  
19 want us just to come over and sit down around your kitchen  
20 table, we are happy to do that.

21 So I guess I am going to move it along here. There  
22 is no old business. There was a need for an approval of the  
23 June financial report, and if I had motion to that end.

24 MS. LUHTA: So moved.

25 VICE CHAIRMAN GALLOWAY: I will second that. All  
26 those in favor?

27 (Two votes, no nay votes.)

28 VICE CHAIRMAN GALLOWAY: We have to do a Letter of  
29 Recognition, and this is a very important letter. This is in  
30 recognition of Fire Chief Matthew Sabo. The Concord Township

1 Board of Trustees and the Concord Township Fire Department wish  
2 to extend recognition to Fire Chief Matthew Sabo for his  
3 successful completion of the Ohio Fire Executive Program.

4 The Ohio Fire Executive Program is designed to  
5 provide fire and emergency service officers with an educational  
6 experience focused on the effective development and use of  
7 executive leadership skills. Chief Sabo joined Class #15 of  
8 the Ohio Fire Executive Program in 2015. Over the course of  
9 two years, Chief Sabo committed his time to 200 hours of  
10 classes, wrote and submitted 8 assigned papers, read 50  
11 assigned articles, delivered multiple 25-minute presentations,  
12 conducted an applied research project, prepared and submitted  
13 organizational evaluation for his home department and devoted  
14 400 plus hours to out-of-class assignments, this while he also  
15 was our chief.

16 It is the pleasure of this Concord Township Board of  
17 Trustees to recognize and recommend -- and to commend Fire  
18 Chief Matthew Sabo for completion of this prestigious program.  
19 Signed, the Concord Township Board Trustees.

20 We're going to sign it for you right now. Come on up  
21 and get this, say a few words about what you did. I know that  
22 this was a big deal for you.

23 CHIEF SABO: Thank you.

24 VICE CHAIRMAN GALLOWAY: Because you now finally,  
25 after all these years, get some free weekends, right, when  
26 there is not a fire emergency in Concord Township.

27 MS. LUHTA: Congratulations.

28 CHIEF SABO: Thank you very much.

29 VICE CHAIRMAN GALLOWAY: We couldn't be prouder of  
30 you. If you want to say a few --

1 MS. DAWSON: Congratulations.

2 VICE CHAIRMAN GALLOWAY: Just give the folks at home  
3 a little bit about what that's about and why it's important.

4 CHIEF SABO: Well, first of all, thank you. I do  
5 appreciate the Letter of Recognition and I will certainly be  
6 sure to thank Deputy Chief Terriaco and Karen because I am sure  
7 they had a hand in this somehow, some way. So I will be sure  
8 to thank them individually.

9 VICE CHAIRMAN GALLOWAY: Hey, Ron, you know what they  
10 say, payback's a --

11 CHIEF SABO: Yes, this was a long process, two and a  
12 half years. I went back for my bachelor's degree in 2011 and  
13 finished that up in 2014 and then picked this program up in  
14 2015. So my family, both at home and at the fire house, have  
15 been extremely patient with me over the last several years.

16 But what does this mean for the Fire Department? And  
17 I think that's the take-home, is the impact that this education  
18 will bring back to the Fire Department to develop it further  
19 into the future and meet the needs of our organization as we  
20 serve our residents in the most efficient and effective way  
21 possible. So this program gave me those tools to learn more  
22 about how I can improve as a leader of the Concord Fire  
23 Department and grow as an individual as well.

24 So I certainly thank the Trustees for this  
25 recognition and, hopefully, there will be more to follow. So  
26 thanks.

27 VICE CHAIRMAN GALLOWAY: Good job.

28 MR. PATTERSON: Tell them you want a raise.

29 CHIEF SABO: They don't have the budget for that.

30 MS. LUHTA: Yeah, right.

1 VICE CHAIRMAN GALLOWAY: A raise, Bob? What, do you  
2 want us to already give away all those tax dollars that you are  
3 up here complaining about?

4 MR. PATTERSON: You're in the money.

5 VICE CHAIRMAN GALLOWAY: Come on. All right. So as  
6 promised, I have before me --

7 MS. LUHTA: A resolution.

8 VICE CHAIRMAN GALLOWAY: We have to make a vote to  
9 rescind Resolution 2017-15.

10 MS. LUHTA: Fifteen.

11 MS. DAWSON: No.

12 VICE CHAIRMAN GALLOWAY: What?

13 MS. DAWSON: No. The Resolution is 2017-15. You are  
14 rescinding --

15 VICE CHAIRMAN GALLOWAY: Oh, what was the number --

16 MS. DAWSON: -- 2017-10.

17 VICE CHAIRMAN GALLOWAY: Dash 10, okay, sorry, yep.  
18 Let me make a note of that.

19 MS. LUHTA: Do you want me to make the motion?

20 MS. DAWSON: Yes, please.

21 VICE CHAIRMAN GALLOWAY: Please do.

22 MS. LUHTA: All right. I move that we repeal  
23 existing Resolution Number 2017-10, which established  
24 Section 21, the Innovative Site PD Overlay District under the  
25 Concord Township Zoning Resolution, and that's it.

26 VICE CHAIRMAN GALLOWAY: And that also provides for  
27 all text and map amendments necessary thereto to be rescinded.

28 MS. LUHTA: Yes. That's what it did, yeah.

29 VICE CHAIRMAN GALLOWAY: I will second that motion.  
30 All those in favor?

1 (Two votes, no nay votes.)  
2 VICE CHAIRMAN GALLOWAY: Okay. I am going to sign  
3 that and hand it over to you.  
4 MS. LUHTA: Okay. Please know I can't talk when I am  
5 signing.  
6 VICE CHAIRMAN GALLOWAY: There is two. That's good.  
7 I will handle the next one.  
8 MS. LUHTA: Okay.  
9 VICE CHAIRMAN GALLOWAY: Okay.  
10 MS. DAWSON: Talk about the changes.  
11 VICE CHAIRMAN GALLOWAY: Yep, I've got all that here.  
12 MS. DAWSON: Okay.  
13 VICE CHAIRMAN GALLOWAY: All right. So I will need  
14 you to make a motion as it relates to Resolution 2017-16. This  
15 is a Resolution by the Board of Trustees of Concord Township,  
16 Ohio, of its intention to establish Section 21 of the  
17 Innovative Site PD Overlay District under the Concord Township  
18 Zoning Resolution and provide for all text and map amendments  
19 necessary thereto.  
20 MS. LUHTA: I so move.  
21 VICE CHAIRMAN GALLOWAY: And I will second. Now,  
22 before we do that, let me dive into the difference versus the  
23 original.  
24 MS. LUHTA: Okay.  
25 VICE CHAIRMAN GALLOWAY: And just as a reminder, this  
26 will go forward into, once it's voted on, assuming it's voted  
27 on, this will then go to the --  
28 MS. DAWSON: The Planning Commission.  
29 VICE CHAIRMAN GALLOWAY: -- the Planning, the County  
30 Planning Commission and the Zoning Commission will set a public

1 hearing at a later date once the County Planning Commission is  
2 -- actually, they have to have it within a certain period of  
3 time.

4 MS. LUHTA: Right.

5 VICE CHAIRMAN GALLOWAY: Statutorily required to.  
6 What is it, 40 days, Mike?

7 MR. LUCAS: Yes.

8 VICE CHAIRMAN GALLOWAY: Forty days. So the County  
9 Planning Commission will get and rereview the modifications and  
10 then the Zoning Commission will, on their July 11th meeting,  
11 will not be addressing this other than to set the public  
12 hearing for a future date. So they won't actually be dealing  
13 with it at that point until they get back recommendations from  
14 the Planning Commission.

15 MS. LUHTA: Right.

16 VICE CHAIRMAN GALLOWAY: They will, on July 11th, set  
17 a public hearing. And, again, we made the decision that, since  
18 it was tabled and there was time, that we would -- we wanted to  
19 make some changes based on the recommendations of the County  
20 Planning Commission and public feedback, that we wanted to just  
21 sort of go through this process, this open process and, sort  
22 of, start over again, if you will, with a bunch of changes  
23 rather than going through and then having the Trustees sort of  
24 drastically modify, which we would be legally entitled to do,  
25 which we can, but we thought it would be best to sort of start  
26 the process anew.

27 So what are the differences between the language that  
28 was just rescinded and then what's now here? The first is the  
29 scope of the overlay district. The original district was  
30 proposed to encompass approximately 175 acres. That has now

1 been reduced to 107 acres.

2 Second, building heights and number of stories,  
3 maximum height was 60 feet and is now proposed to be regulated  
4 based on building type under Section 21.07(B) on page 21.5. So  
5 we -- depending on building type, it could be lower than 60.

6 Residential density and location, there is currently  
7 a 30 percent restriction on the gross acreage of the IS/PD that  
8 may be used for housing. The new text now includes a  
9 limitation that no more than 10 percent of the 30 percent can  
10 be devoted to vertical multi-family housing, exclusive of  
11 townhomes and not part of a mixed-use building. See Section  
12 21.07(E)(2) on page 21.7. In addition, no more than two  
13 vertical multi-family buildings may be directly adjacent to one  
14 another, again, same sections on page 21.6.

15 And, lastly, multi-family density -- not lastly --  
16 multi-family density is changed from no more than 40 dwelling  
17 units per acre to no more than 20 dwelling units per acre under  
18 the Section 21.07, 21.7.

19 In addition, the revised text includes clearer  
20 minimum square footages for the dwelling units: Townhomes, a  
21 minimum of 2,000 square feet; a vertical multi-family building  
22 dwelling is 1,500 square feet with two to three bedrooms. So  
23 if someone has a loft condo, for example, that's going to be  
24 very large in size. There's been a lot of wild rumors about  
25 Section 8 housing and all kinds of stuff. That's not this.  
26 The minimum housing size for Concord for a house, a  
27 single-family house in Concord, is 1,200 square feet.

28 MS. LUHTA: Twelve.

29 VICE CHAIRMAN GALLOWAY: And it's been that way for  
30 decades.

1 MS. LUHTA: Yeah.

2 VICE CHAIRMAN GALLOWAY: So this is actually larger  
3 than what you actually have to build a house at in Concord.  
4 And then multi-family dwelling unit in a mixed use building is  
5 950 square feet.

6 Again, this is a draft. We will continue to gain  
7 feedback and work on it. And I would also point out that this  
8 is an example of where the Trustees differ from the County  
9 Planning Commission. When the language first came back on the  
10 original submittal to the County, the County wanted --  
11 recommended that we slash the sizes dramatically, make them  
12 much smaller in terms of a minimum, and we reject that. And  
13 that's an example of where we say no, that's not what Concord  
14 is. We -- It's larger units. It's --

15 And then live/work units were eliminated as a  
16 permitted use in the IS/PD. It is unclear what the status  
17 would be, of what the live/work unit should be if the business  
18 fails. So because the Township does not want empty  
19 storefronts, we went ahead and eliminated that language.

20 So that is, those are, sort of, the changes of the  
21 new language. We feel that's a good beginning to starting over  
22 and tightening it up and buttoning it down and letting the  
23 Planning Commission rereview and make comment and then set a  
24 public hearing with the Zoning Commission to address and  
25 discuss the language here.

26 Now, I would also point out that those are just some  
27 changes to a small portion of this text. And I would encourage  
28 people that would like to see it to come up here and read it at  
29 Town Hall or to, you know, potentially we could send out, email  
30 a copy to show people if they request it.

1 MR. PATTERSON: Is it on the website?

2 VICE CHAIRMAN GALLOWAY: And we can get it on the  
3 website. We can have that loaded up there. Most of this has  
4 to do with the commercial elements of what this is all about.  
5 So that's just sort of a nutshell, and it is absolutely  
6 available after this meeting for people to get.

7 So, Connie, anything else on that?

8 MS. LUHTA: I just had a question. Someone, I think  
9 it was Denise, said that 60 percent of Concord Township  
10 residents are retired.

11 MS. BREWSTER: No.

12 MR. PATTERSON: Senior citizens.

13 MS. LUHTA: Oh, senior citizens.

14 MR. PATTERSON: Senior citizens.

15 MS. LUHTA: Oh, okay.

16 MR. PATTERSON: Of that, probably, probably 60  
17 percent of that is retired.

18 MS. LUHTA: Okay. All right.

19 MR. PATTERSON: So the problem is fixed income.

20 MS. LUHTA: Okay.

21 VICE CHAIRMAN GALLOWAY: We, our average age is 54.

22 MS. LUHTA: Right. I knew that.

23 VICE CHAIRMAN GALLOWAY: Okay. I will -- All those  
24 in favor of the motion say "aye."

25 (Two votes, no nay votes.)

26 VICE CHAIRMAN GALLOWAY: So that is that and we need  
27 to sign these. I will do that now.

28 So to reiterate, the Zoning Commission will set a  
29 public hearing at their July 11th meeting. That is all they  
30 will do as it relates to this. And the Planning Commission

1 will rereview and it will move forward along that process in  
2 terms of the public hearings and public meetings.

3 I would entertain a motion to transfer the agreement,  
4 the media coordinator agreement that was received by EWC Media-  
5 440 --

6 MS. LUHTA: Oh, yeah.

7 VICE CHAIRMAN GALLOWAY: -- to 440 Marketing, to  
8 accept that coordinated transfer.

9 MS. LUHTA: I so move.

10 VICE CHAIRMAN GALLOWAY: I will second. All those in  
11 favor?

12 (Two votes, no nay votes.)

13 VICE CHAIRMAN GALLOWAY: Amy, do we still need to set  
14 a public hearing on our tax budget?

15 MR. LUCAS: Yes.

16 MS. DAWSON: Yes.

17 VICE CHAIRMAN GALLOWAY: When would you like us to do  
18 that?

19 MS. DAWSON: That would be the 17th of July after  
20 6:00 p.m.

21 VICE CHAIRMAN GALLOWAY: Okay. So I am going to go  
22 ahead and say 6:30 on July 17th, that is a Monday.

23 MS. DAWSON: Yep.

24 VICE CHAIRMAN GALLOWAY: We will have our public  
25 hearing on our tax budget.

26 Mike, are we going to have to set a meeting beyond  
27 the public hearing?

28 MS. DAWSON: Yeah. So you can do a special meeting  
29 immediately following.

30 VICE CHAIRMAN GALLOWAY: So we can do a special --

1 MS. LUHTA: Right.

2 VICE CHAIRMAN GALLOWAY: So we will do a special  
3 meeting --

4 MS. LUHTA: Right.

5 VICE CHAIRMAN GALLOWAY: -- immediately following and  
6 we will put all that in the paper for anybody that would like  
7 to come and --

8 MR. LUCAS: The budget has to be submitted to the  
9 County Auditor --

10 VICE CHAIRMAN GALLOWAY: By the 19th, right.

11 MS. LUHTA: Yeah.

12 MS. DAWSON: It has to be submitted by the 20th but  
13 it's got to be voted on by the 17th.

14 VICE CHAIRMAN GALLOWAY: Okay. I would accept a  
15 motion for P.O. 53-2017 for combined purchase between the Fire  
16 Department and Service Department for \$2,500 to Lee's  
17 Machinery.

18 MS. LUHTA: So moved.

19 VICE CHAIRMAN GALLOWAY: Seconded. All those in  
20 favor?

21 (Two votes, no nay votes.)

22 MS. LUHTA: I would ask for approval of the  
23 P.O. 54-2017 in the amount of \$26,180 for concrete work on  
24 Tiffany Court to Pacheco.

25 VICE CHAIRMAN GALLOWAY: I will second that. More  
26 road work getting done. We love it. All those in favor?

27 (Two votes, no nay votes.)

28 VICE CHAIRMAN GALLOWAY: Now, we have another matter  
29 before us that was presented to us from the Zoning Department.  
30 Where is my copy? So many papers.

1 MS. LUHTA: Yeah.

2 VICE CHAIRMAN GALLOWAY: It's in here. Quail  
3 Developers, Inc., currently has a lot on the end of Hunting  
4 Lake Drive.

5 Rick, if you want to zoom in, are you able to zoom in  
6 on this? Is the resolution going to be lousy?

7 MS. LUHTA: Oh, man.

8 VICE CHAIRMAN GALLOWAY: The developer has one lot,  
9 it's at the very end of Hunting Lake Drive which dead-ends, and  
10 is asking for a lot split on this within this Quail Hollow PUD.  
11 As it's a, as it's a PUD, the Trustees have to approve  
12 everything. And so, basically, what they're asking is to take  
13 what is a large lot for that area and make two smaller ones  
14 that would be .2765 acres and .2410 acres. And across the  
15 street are cluster units that are on even smaller lots than  
16 that.

17 MS. LUHTA: Yeah, right.

18 VICE CHAIRMAN GALLOWAY: So that's what they are  
19 asking for.

20 MS. LUHTA: Yeah. I would move to approve that  
21 amendment to Quail Hollow Number 9 PUD Final Development Plan.

22 VICE CHAIRMAN GALLOWAY: In light of the fact that  
23 the end of that street already has cluster on small lots --

24 MS. LUHTA: Yes, right.

25 VICE CHAIRMAN GALLOWAY: -- I would second that. And  
26 all those in favor?

27 (Two votes, no nay votes.)

28 VICE CHAIRMAN GALLOWAY: And then --

29 MS. LUHTA: I would recommend, for the Recreation  
30 Department, approval of P.O. 55-2017 in the amount of \$3,000 to

1 House of La Rose for the purchase of beer for Community Days.

2 VICE CHAIRMAN GALLOWAY: That is a P.O. we can all  
3 get behind. I will second that. All those in favor?

4 (Two votes, no nay votes.)

5 VICE CHAIRMAN GALLOWAY: We have future meetings and  
6 announcements. Mrs. Dawson, do you want to handle that?

7 MS. DAWSON: I would love to, Mr. Galloway. Thank  
8 you.

9 On Tuesday, July 11th, at 7:00 p.m., there will be a  
10 Zoning meeting here at Town Hall.

11 On Wednesday, July 12th, at 7:00 p.m., BZA Zoning,  
12 the Board of Zoning Appeals meeting will be here at 7:00 p.m.  
13 at Town Hall.

14 Friday, the 14th of July, at 8:00 a.m., JEDD meeting  
15 here at Town Hall.

16 On Monday, the 17th of July, at 6:30 p.m., there will  
17 be a public hearing to discuss the 2018 tax budget, and  
18 immediately following, there will be a special meeting  
19 regarding the tax budget.

20 On Wednesday, July 19th, at 6:00 p.m., there is going  
21 to be a Community Day planning meeting in the conference room  
22 here at Town Hall; 6:30 p.m., Trustees' office hours at the  
23 conference room; and at 7:30 p.m., Trustees' meeting here at  
24 Town Hall.

25 MS. LUHTA: I would move that we recess for executive  
26 session for the purpose of discussing pending litigation.

27 VICE CHAIRMAN GALLOWAY: I will second that and ask  
28 for a roll call on that.

29 MS. DAWSON: Mrs. Luhta?

30 MS. LUHTA: Yes.

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MS. DAWSON: Mr. Galloway?

VICE CHAIRMAN GALLOWAY: Yes. And that means that we will not be coming back for the cameras. We will just -- We will close this meeting the second the executive session is over. There will be no additional actions at this time. That's that. Thank you, everybody. Thank you, everybody at home, for watching.

(Whereupon, the meeting was adjourned to executive session at 9:17 p.m.)

