

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
PUBLIC HEARING and REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

April 18, 2018  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Caroline Luhta, Vice Chairwoman  
Paul Malchesky, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

Michael Lucas, Esq., Legal Counsel  
Andy Rose, Administrator  
Heather Freeman, Planning/Zoning Director

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

1 7:01 p.m.

2 VICE CHAIR LUHTA: I now declare the public hearing  
3 open for the Zoning Amendment Application Number 2018-2 (sic.)  
4 by Richard Sommers, of Sommers Real Estate Group, to amend the  
5 Zoning Resolution text in Section 22. Is Mr. Sommers here?

6 MR. RICK SOMMERS: Yes, ma'am.

7 VICE CHAIR LUHTA: Would you like to speak to  
8 present anything?

9 MR. RICK SOMMERS: Yes, please. I will begin with,  
10 tonight this is a text amendment change, this is not a site  
11 plan. We are not going to discuss any site plans tonight.

12 VICE CHAIR LUHTA: That's right.

13 MR. RICK SOMMERS: Basically, just a discussion and  
14 a proposal to change the site plan -- to change the zoning.  
15 Any site plans would be dealt with later on.

16 AUDIENCE MEMBER: Excuse me. We can't hear, if you  
17 could speak into the microphone so we could hear in the back.

18 VICE CHAIR LUHTA: The microphone does not project  
19 in the room. It's just for the --

20 MR. RICK SOMMERS: I will speak up.

21 VICE CHAIR LUHTA: Yeah.

22 AUDIENCE MEMBER: Okay. Speak loudly.

23 MR. RICK SOMMERS: A little bit of history about the  
24 Town Hall Neighborhood. The code section was approved by the  
25 Trustees of Concord Township in June of 2009. The current  
26 Town Hall code allows for many uses, including strip centers  
27 with various neighborhood services, doctor and dentist office,  
28 business offices and restaurants. Section H of the code,  
29 there was an allowed use for residential but that code did not  
30 have the terms of residential use. It also said "while

1 promoting emerging land use patterns," which I think is  
2 important today.

3           Due to changing demographics, we are proposing a  
4 text change that will define the terms under which the Town  
5 Hall Neighborhood can be used for single-family detached  
6 homes. There are many people in Concord that have contacted  
7 us -- and we've done various amounts of development in  
8 different cities -- who would like to remain in Concord, stay  
9 near their family and maintain their current lifestyle, but  
10 there aren't those choices for those people. These people are  
11 typically looking for one floor, low maintenance housing  
12 choices on smaller lots.

13           To get into the proposed text changes to the Town  
14 Hall Neighborhood, the highlight -- I would like to go over  
15 the highlights of the changes we are proposing. We would be  
16 proposing a text that would be for single-family homes on  
17 deeded lots on public streets, a maximum density of three  
18 homes per acre, lots that are 60 feet at the building line, a  
19 minimum of 15 percent dedicated open space exclusive of street  
20 right-of-ways. We're proposing 15 feet minimum distance  
21 between any residence. The proposed square footages for this  
22 text amendment are the same as are required everywhere else in  
23 the township. We are not asking for any reduction in home  
24 sizes. We're also proposing a minimum of a two-car garage  
25 with a minimum of two cars of off-street parking on hard  
26 surface driveway.

27           I think we have some important issues relative to  
28 the text change amendment that I think people are very  
29 concerned with. We have a traffic study that we had our civil  
30 engineer do, based on the Institute of Traffic Engineers.

1 This is a standard for addressing trip generation studies.  
2 Assuming that we did develop the maximum density of 72 units  
3 on the parcels that we're proposing to change, there would be  
4 689 trips per day in and out of the two development sites.  
5 The trips generated by residential use is 29 percent of the  
6 next category, which would be general office, and 9 percent of  
7 what would be projected for a medical/dental use. In summary,  
8 if residential use is approved, it would generate the least  
9 amount of traffic trips.

10 Greg, do you have that chart working?

11 This is the traffic analysis. Residential, 72 homes  
12 maximum, there would be 689 trips per day. The next category  
13 is general office, 2,389 trips per day. Medical/dental office  
14 jumps up to 7,840 trips per day. This assumes maximum  
15 buildout on both sides of the street. Retail shopping plaza  
16 would be 9,300 trips. Restaurant use would be 19,000. Now,  
17 probably if this were developed under nonresidential, there  
18 would be a blended number of these trips but you can see that  
19 residential is substantially less than any other trip per day  
20 based on traffic analysis.

21 To the zoning chart, it's a little hard to see. The  
22 proposed text changes we made, the allowed uses are similar or  
23 exceed what is allowed in the R-2 PUD and the R-2 RCD zoning  
24 districts. That's basically a current township zoning code.

25 The impervious -- An important issue under the  
26 environmental issues, impervious surfaces are those that are  
27 hard surfaces, roofs, driveways, sidewalks, anything that does  
28 not allow the rain to --

29 Come on in. (Additional people arrived.)

30 Our proposal on a residential use would be

1 substantially less impervious surfaces than on the right  
2 chart, the red is the impervious if it were developed under  
3 different scenarios.

4 Another important thing, the gas well and tank  
5 battery will be removed from the premises. The well will be  
6 plugged under Ohio Department of Natural Resource regulations.  
7 And there would be a 25 foot buffer from the plugged well to  
8 any residence.

9 Impact on adjacent neighbors: We feel that the  
10 residential development under the proposed text change would  
11 create the least impact to all the neighbors. Obviously, what  
12 we had previously talked about would be a least amount of  
13 traffic. It would generate the minimal noise. There will not  
14 be the noise that is typically generated from uses such as  
15 restaurants, outdoor patios, delivery trucks, daily garbage  
16 trucks, or noise commonly generated by dry cleaners, which is  
17 an allowed use, large commercial air conditioners, et cetera.

18 There would be minimal light intrusion commonly  
19 associated with office and commercial uses. The neighbors on  
20 the street behind us and going down the street Hunting Lake  
21 coming in wouldn't be seeing the rear of a strip mall or an  
22 office building, truck docks or garage enclosures. Therefore,  
23 we think that this would be the best use for the adjacent  
24 neighbors.

25 We feel we presented a well thought out text change.  
26 We have worked with the Concord Township. We worked with Lake  
27 County Planning Commission and some neighbor feedback that  
28 would allow for the best residential development in the  
29 district. That's the conclusion of my presentation.

30 VICE CHAIR LUHTA: Thank you.

1 MR. MALCHESKY: Mr. Sommers, you only -- you don't  
2 own, you don't own all the property that you are looking to  
3 make a text change. You don't own the Town Hall, what's left  
4 of the -- what's left of Town Hall, correct?

5 MR. RICK SOMMERS: We actually have -- There are  
6 actually four parcels in the Town Hall Neighborhood, there are  
7 two on the south side and there are two on the north side, and  
8 we have under option to purchase all four parcels.

9 MR. MALCHESKY: Okay.

10 VICE CHAIR LUHTA: Thank you.

11 MR. RICK SOMMERS: Any other questions?

12 VICE CHAIR LUHTA: Heather, would you like to add  
13 anything?

14 MS. FREEMAN: No, not at this point.

15 VICE CHAIR LUHTA: Okay. Thank you.

16 MR. RICK SOMMERS: Thank you.

17 VICE CHAIR LUHTA: We may, we may ask you to answer  
18 some questions.

19 Now I will open it to questions or comments from the  
20 audience, and we will start on this side, the first row. Is  
21 there anyone who would like to say anything? Second row?

22 MS. EVANGELISTA: Yes.

23 VICE CHAIR LUHTA: Come to the podium and state your  
24 name and address, please. Yes.

25 MS. EVANGELISTA: I am Jackie Evangelista. I live  
26 at 7105 Bridlewood Drive. I'd just like to say that I am not  
27 in favor of this proposal. I think we have precious little  
28 territory zoned for businesses and so forth, so we have lots  
29 and lots of places for building houses, have built houses, so  
30 I am opposed. Thank you.

1                   VICE CHAIR LUHTA: Thank you. Anyone else in that  
2 row?

3                   MS. FEATHER: Am I allowed ask questions about the  
4 plan?

5                   VICE CHAIR LUHTA: Yes, you may.

6                   MS. FEATHER: Marcie Feather, I live on Oakhurst  
7 Avenue. And I guess my question is, do we have an idea of  
8 what the homes would look like?

9                   MR. RICK SOMMERS: May I answer?

10                  VICE CHAIR LUHTA: Yes, you may.

11                  MR. RICK SOMMERS: These would typically be ranch  
12 homes. The minimum, I believe, for a ranch home in the  
13 township is 1,600, correct, Heather?

14                  MS. FREEMAN: Twelve hundred.

15                  MR. RICK SOMMERS: Twelve hundred. What we are  
16 finding is that these homes would be approximately 1,600 to  
17 2,100 square feet. And, typically, what people do is they put  
18 a lot of amenities in there. We think that the selling price  
19 would be between 280 and 350 thousand dollars.

20                  MS. FEATHER: And these would be what some people  
21 call green gateway communities with maintenance included? I  
22 mean, is it geared towards baby boomers or towards transient  
23 lifestyle?

24                  MR. RICK SOMMERS: We call it lifestyle housing.  
25 Although it's not age restricted, it is typically people that  
26 are selling their larger house, say, in Quail Hollow and  
27 moving over here because the house is too big, or we think  
28 that there will be young professionals from the hospital,  
29 doctors, nurses, that don't want the maintenance.

30                  The association will maintain the common spaces and

1 the signs and the entry but, at this point, we think that most  
2 people will want to maintain their own yard so there is still  
3 something to do and they'll enjoy their yard.

4 MR. GREG SOMMERS: They'll be deed restrictions,  
5 too, for architectural integrity. So --

6 MS. FEATHER: Okay. And they will be for sale, not  
7 for rent?

8 MR. RICK SOMMERS: Correct.

9 MS. FEATHER: Okay. Because I think that was a  
10 misconception that some people had.

11 MR. RICK SOMMERS: Again, they will be deeded houses  
12 on single-family lots.

13 MS. FEATHER: Great. Thank you.

14 MR. RICK SOMMERS: Thank you.

15 VICE CHAIR LUHTA: Next row, anyone? Next row  
16 behind Mr. Sommers?

17 MR. ASPINWALL: Robert Aspinwall, 7559 Sarah Lee  
18 Drive. Question for the developer. Is there going to be a  
19 buffer zone for I-90?

20 MR. RICK SOMMERS: Yes, there will. Although we  
21 have not developed the site plan for either one, we have a  
22 conceptual plan that we worked on a little bit for the south  
23 side. There is a large wetlands that goes from the pond on a  
24 45 degree angle northeast and, at this point, I am not sure  
25 that anything would be built on that north side of that.  
26 There may be a buffer, also. There will be one along Concord-  
27 Hamden on the south street, a mound with land, on the south  
28 side, a mound with landscaping.

29 MR. ASPINWALL: My question is that, you know, like  
30 down in Mentor, we have the wall, you know. I mean, have you

1 approached the state for something like that, for the wall? I  
2 mean, who is going to pay for it if they have to put a wall  
3 in? I mean, down the line it's going to get noisy. Are we  
4 going to tear trees out?

5 MR. RICK SOMMERS: We will not be tearing the trees  
6 out. There will be a rear buffer along 90. There has been  
7 some logging by a previous owner on the property. We did not  
8 do that. So we would, we would not build a wall but we would  
9 build a mound. And, typically, we use evergreens to --  
10 because they stay green all year long and they're an effective  
11 noise barrier.

12 MR. ASPINWALL: My second question is, have you done  
13 a traffic study for Hambden and Concord -- Concord-Hambden and  
14 Ravenna, that whole intersection? Has that study been done  
15 for that intersection right now?

16 MR. RICK SOMMERS: We only did a trip study for our  
17 two, both sides of the street based on -- We did all four of  
18 them, as you saw, or five. But we have not looked at the  
19 intersection of Ravenna and 608 -- or Ravenna and Concord-  
20 Hambden.

21 MR. ASPINWALL: Okay. My question is, to the  
22 committee here, is that going to be looked at before this is  
23 even -- Are they planning on doing that?

24 VICE CHAIR LUHTA: I don't --

25 MR. MALCHESKY: This is just a text amendment with  
26 regards to --

27 MR. ASPINWALL: I understand that but --

28 MR. MALCHESKY: -- with regards to plans.  
29 Certainly, I think part of the evaluation is the difference  
30 between what is, what are some other alternatives, you know,

1 commercial, which are more, more pavement and, and some, I  
2 think, more considerable damage to stormwater issues compared  
3 to residential, quieter, less noisy. So there is -- Whether  
4 or not it ever gets developed, it is just an option. At this  
5 point, they are just looking for an option to have a certain  
6 type of residential involved in that area. It's just a text  
7 amendment. Development plans, all that stuff comes later, if  
8 ever.

9 MR. ASPINWALL: Okay. All right. Thank you.

10 VICE CHAIR LUHTA: Okay. Anyone else in that row?  
11 Okay. Then we'll move over to this side, first row? Second  
12 row?

13 MR. FALCONE: I am Marc Falcone. I live at  
14 10185 Page Drive, Concord residents for probably about 35  
15 years now. I oppose these changes to the text. I see this as  
16 the first step of the erosion of commercial and industrial  
17 property which maintains a fair tax base for all, for industry  
18 and for residents. I am not opposed to maybe a land swap if  
19 there is one available. This was brought up, I think, with  
20 the debacle with the school zoning but I think we should not  
21 reduce the industrial/commercial property here in Concord.  
22 Thank you.

23 VICE CHAIR LUHTA: Anyone else in that row? Would  
24 you like to speak? No. Third row, anyone?

25 MS. BREWSTER: Denise Brewster, 7207 Alexander Drive  
26 in Concord. Just a couple of questions before I make a  
27 statement. The parcel, you are saying that this is one parcel  
28 with 72 homes or two?

29 MR. RICK SOMMERS: A parcel is actually a piece of  
30 property that has its own tax identification number. There

1 are four parcels of land in the Town Hall District that this  
2 zoning would affect. There are two on the north side  
3 consisting of approximately 15 or -- I am sorry -- 17 acres  
4 and there is 8 acres on the south side, it's comprised of four  
5 parcels.

6 MS. BREWSTER: Okay. So your proposal is affecting  
7 which if it's --

8 MR. RICK SOMMERS: It would affect the district,  
9 which is all four parcels that remain in the district.

10 MS. BREWSTER: Okay. So it's a total of 72 homes  
11 for all four?

12 MR. RICK SOMMERS: If the amendment were to be  
13 passed, by code, that is the most homes we could build would  
14 be 72.

15 MS. BREWSTER: Okay.

16 MR. RICK SOMMERS: I don't think we can get that due  
17 to wetlands and the 15 percent common space area that are in  
18 this code.

19 MS. BREWSTER: Okay. And prior this, did you ask  
20 for less density? Was there a proposal for less density?

21 MR. RICK SOMMERS: No. This was a result of --

22 MR. MALCHESKY: This is, this is just a text  
23 amendment.

24 MS. BREWSTER: Yes.

25 MR. MALCHESKY: So there is not, there is not a  
26 density issue.

27 MS. BREWSTER: Okay, okay.

28 MR. MALCHESKY: It's a text amendment, just words so  
29 far.

30 MS. BREWSTER: Yeah, but it enables someone to put

1 three houses on one acre, correct?

2 MR. RICK SOMMERS: As proposed.

3 MR. MALCHESKY: As proposed, yes.

4 MS. BREWSTER: Yeah. That's, that's what --

5 MR. MALCHESKY: In this, in a certain area.

6 MS. BREWSTER: Okay. And once the zoning -- Thank  
7 you. I appreciate that. Once the zoning change is made, then  
8 does that pertain just to this property or to any commercial  
9 property or any land not developed in the township?

10 MR. MALCHESKY: It's only regarding Town Hall  
11 Neighborhood.

12 VICE CHAIR LUHTA: Right.

13 MR. MALCHESKY: Also known as THN, just that area,  
14 which is, as I am looking, it's just right over there.

15 MS. BREWSTER: Right, okay. So it was my  
16 understanding the THN stands for Town Hall Neighborhood.

17 VICE CHAIR LUHTA: Right.

18 MS. BREWSTER: That was the area that you were  
19 looking to to expand, like, the Town Hall and what's around it  
20 or why is it called, that just so I have --

21 MR. MALCHESKY: Because it was by the Town Hall.

22 MS. BREWSTER: Just because it's by the Town Hall.

23 MR. MALCHESKY: It just happened, just happened to  
24 be the name.

25 MS. BREWSTER: Okay. All right. Because some  
26 people are thinking that that was an original plan to do  
27 something with that because it's called that -- I am just  
28 clarifying -- and that it looks like an abandonment of that  
29 property for Capital Parkway, but I just wanted to make sure I  
30 have my facts straight.

1 MR. MALCHESKY: No. It's -- Mrs. Spear's property  
2 has been there and she's been living there for -- I don't know  
3 -- how many years?

4 VICE CHAIR LUHTA: She passed away.

5 MR. MALCHESKY: And she passed away. That's the  
6 south side, that's the south side of the road. Across the  
7 street is where Osborne has, has owned for some time and put a  
8 gas well.

9 MR. RICK SOMMERS: May I? I think that the  
10 distinction needs to be made, and it's very important to, I  
11 think, to us and probably everybody in this room. The THN,  
12 Town Hall Neighborhood is only right over here. The  
13 neighborhood over at the new circle is Town Hall Center. They  
14 have nothing to do with each other.

15 MS. BREWSTER: Right, right.

16 MR. RICK SOMMERS: I think that's very important so  
17 everybody understands.

18 MS. BREWSTER: Yeah, I just wanted to clarify --

19 VICE CHAIR LUHTA: Thank you.

20 MS. BREWSTER: -- so that we have the terms  
21 straight. Okay. So, therefore, it's a maximum of 72, could  
22 be less depending on what you run into, if all this was built  
23 out in this area.

24 MR. RICK SOMMERS: Correct.

25 MS. BREWSTER: So we're clear, okay, because, you  
26 know, you could look at this like, oh, is it four times 72?

27 VICE CHAIR LUHTA: No.

28 MS. BREWSTER: No, it's not. I just want to make  
29 sure.

30 All right. There are -- The fact is small business

1 incentives have been offered for development and we're  
2 counting on that so that, you know, in the area where we have  
3 land on Capital Parkway and down Auburn and on Crile, that we  
4 are going to continue to develop that.

5 But, you know, I hate to see land that we already  
6 have two businesses on that side, that north side and they  
7 don't have a lot of cars. In fact, I always like seeing their  
8 little garden there that the one business creates. It's not  
9 generating that kind of traffic right now and I would have  
10 liked to have seen a continuation of that on that side. On  
11 the other side, it abuts Quail neighborhoods but hard to say  
12 whether that should be, you know, houses or what it should be.

13 But I just wanted to say that I would like to see it  
14 stay commercial, you know, only because it generates taxes.  
15 And there are a lot of retirees, new families. As the  
16 gentleman said here, we don't have that much of that land  
17 left. So I wanted to at least say that.

18 And I am also concerned about the traffic that is  
19 going to be coming that way because we do have a new school  
20 and buses are going to be coming that way going down 608. I  
21 know there was a gentleman that was complaining last meeting  
22 where there was a traffic speed concern because so many cars  
23 are coming from Middlefield down that road, and now we are  
24 going to have more congestion at that intersection but also at  
25 Auburn and 608, so it is a concern.

26 I wish that our, you know, to be a little more  
27 responsible on our zoning to consider generating more taxes  
28 than, than having to have our Fire Department compete with all  
29 that traffic and also have the money to put toward another  
30 fire station if we need one some day. But, you know, we know

1 residential does create more taxes.

2 So I am going to leave some questions for you to  
3 consider rather than take too much time. So --

4 MS. DAWSON: Thank you.

5 VICE CHAIR LUHTA: Anyone else in that row?

6 MR. PESEC: Hi. I'm John Pesece. I want to state  
7 that I am opposed to a text change. I see Mr. Sommers as a  
8 man of integrity and I appreciate his sensitivity to the needs  
9 of our community. We rarely hear that out of people who are  
10 coming through with a development.

11 The facts are, we need property for commercial uses.  
12 Commercial uses are net generators of tax revenue, residential  
13 dwellings are net users, and I think the Trustees are behind  
14 that. All of the Town Center development work, all the money  
15 we have spent to build new roads and roundabouts and  
16 everything else is to drive commercial development. And at  
17 the same time, we are going to do a text change to suddenly  
18 put in more houses. It doesn't make any sense.

19 What we need in Concord is more commercial property.  
20 And given that we are going to have great commercial  
21 development some day on all those roads that we put in, we  
22 still, ten years from now, 20 years from now, we will need  
23 additional commercial property. We only have less than 10  
24 percent of our land for commercial use. That's a recipe for  
25 bankruptcy. We need to be aware of that.

26 Again, Mr. Sommers is a man of integrity, and Paul  
27 has talked about just a text change. But Mr. Sommers has an  
28 option. He has negotiated the deal to build this property  
29 out. He is going to move forward if we make this text change,  
30 make no doubt about it. We will have three houses per acre on

1 that property and there will be nothing, as citizens, that we  
2 can do to change the course of that trajectory.

3 Furthermore, even though he is committed to a  
4 certain buildout that he has described, one-story houses,  
5 nobody renting houses, et cetera, tomorrow that property could  
6 be purchased from him and someone else can develop it however  
7 they want within the text. It's what the zoning text allows.  
8 It is not what he tells us he intends to do today. We have to  
9 keep that in mind. That's really important.

10 We change the zoning text. It allows everything  
11 under the sun in that zoning text. And there is nothing even  
12 the Trustees can do to enforce buffers, enforce what a  
13 neighborhood committee might -- rules that they might have.  
14 There is no way that that property can be limited from being  
15 rented. Every single property owner can rent their property.  
16 This can be small, one-family homes that are rented to  
17 transients. There is no doubt about that, that is completely  
18 possible.

19 Again, we have an opportunity for, as Denise said,  
20 some nice commercial development that adds value and adds tax  
21 revenue. By the way, the property right now is a net tax  
22 generator. It is assessed taxes and it consumes virtually no  
23 services. What is the motivation to build out that property?  
24 What is the motivation to suddenly put additional tax burden  
25 on us when our taxes keep going up? I look at my tax bill  
26 year on year and I can't believe how quickly it goes up. And  
27 I've heard we are going to have to build another fire station.  
28 I've heard we are going to do all these things because Concord  
29 keeps having more and more people. Why are we doing this?  
30 Why are we doing this? Thanks.

1           MR. MALCHESKY: We haven't got any taxes on that,  
2 have we, Amy?

3           MS. DAWSON: No.

4           MR. MALCHESKY: How delinquent are they?

5           MS. DAWSON: They are pretty delinquent.

6           MR. PESEC: They have property tax, don't they?

7           MS. DAWSON: They're not paying.

8           MR. MALCHESKY: They haven't paid.

9           MR. PESEC: Well, because they're bankrupt.

10          MR. MALCHESKY: That's right. So they haven't paid  
11 in a while.

12          MR. PESEC: It's why they want to sell.

13          VICE CHAIR LUHTA: Correct. Next row, anyone in the  
14 next row?

15          MRS. GLIEBE: Can we come together?

16          MR. MALCHESKY: Sure, sure.

17          VICE CHAIR LUHTA: Yes, you may.

18          MR. GLIEBE: Good evening.

19          VICE CHAIR LUHTA: Good evening.

20          MR. GLIEBE: Ron and Donna Gliebe, 7223 Hunting Lake  
21 Drive.

22          MRS. GLIEBE: We've been residents in Concord for 24  
23 years now and we'd like to stay here as long as we can. Our  
24 property abuts to the eight acres of Mrs. Spears' property.

25          MR. MALCHESKY: How close are you to the -- How  
26 close is the rear of your property to Mrs. Spears' house, so I  
27 can get it, kind of gauge that?

28          MRS. GLIEBE: The back of our property has a common  
29 area which belongs to the Quail Hollow Master Owners  
30 Association. Okay?

1 MR. MALCHESKY: Okay.

2 MRS. GLIEBE: There must be maybe -- I don't know --  
3 about 15 feet from the end of our --

4 MR. GLIEBE: It's tapered, it's tapered as you go  
5 down the 12 homes that butt up against the property, Paul.

6 MR. MALCHESKY: Yeah.

7 MR. GLIEBE: And it starts at about 15 feet and goes  
8 to 20 feet and then narrows down to 8 feet, so every home is a  
9 little bit different setback.

10 MR. MALCHESKY: Yeah. But just your, your rear yard  
11 is how --

12 MR. GLIEBE: My yard, we're, we're, basically, we  
13 have, behind our yard, we have 12 feet of common area before  
14 Mrs. Spears' property begins.

15 MR. MALCHESKY: Yeah, but where are you in relation  
16 to her, to where the house is presently?

17 MRS. GLIEBE: How many feet?

18 MS. DAWSON: Or how many houses?

19 MR. MALCHESKY: I mean, is it, you know, is it  
20 directly behind your house? Is it to the left of your rear of  
21 your house?

22 MR. GLIEBE: Behind Mrs. Spears' house?

23 MR. MALCHESKY: Yeah.

24 MR. GLIEBE: If you're looking at Mrs. Spears' house  
25 from Concord-Hamden, we're to the, a little bit to the left  
26 of her home.

27 MRS. GLIEBE: Yeah. We could see her house from  
28 our --

29 MR. MALCHESKY: Well, sure, I assumed you could.

30 MRS. GLIEBE: But, I mean, it's quite a ways.

1     However, this has been brought up in the past where somebody  
2     wanted to build on there and there was supposed to be buffers,  
3     like 50 feet or so from whatever the line, property line was.  
4     And the property has already been marked off in our back yard  
5     where we could see.

6             MR. GLIEBE:   Ask about the email.

7             MRS. GLIEBE:  Yeah.  Now, last week we sent an email  
8     to the Trustees.  I don't know if you folks got it.

9             MR. GLIEBE:  Did you see it?

10            MS. DAWSON:  Yes.

11            MR. MALCHESKY:  Yep.

12            MRS. GLIEBE:  Okay.  We just wondered because we  
13     didn't hear anything back but we knew we were coming here  
14     tonight to talk about it.

15            MR. GLIEBE:  We have two major concerns should this  
16     parcel go to residential.  One is the depreciation of our home  
17     values.  We feel the kind of density that is being proposed  
18     would have a major effect on our home values.

19            Our second problem that we see is the potential  
20     flooding problems.  I brought some pictures.  I forgot to  
21     bring them but I can show them to you of the flooding behind  
22     Mrs. Spears' home, between Mrs. Spears home and our property.  
23     It has standing water between 18 to 24 inches 365 days a year.  
24     That is a constant flooded area.

25            Anyone trying to build there, I don't care if it's  
26     residential or commercial, they're going to have considerable  
27     problem in developing this property.  I don't know if you have  
28     walked the property.  I don't know if you have walked the  
29     property.  Anyhow, we see that as a major concern of anything  
30     that is attempted to be built there.  We are concerned what's

1 going to happen to that water. Will it come up into our  
2 neighborhood?

3 The pictures I have --

4 MRS. GLIEBE: Do you want me to get them?

5 MR. GLIEBE: Why don't you get them. I have five  
6 pictures that I took not more than two weeks ago as I walked  
7 the area in high top boots. I was using a ruler and measuring  
8 the depth of the water. It's a, it's a major problem we see  
9 and a potential problem for the existing homeowners.

10 Let me just -- I know you said, Paul, you are not to  
11 this point yet but these are some of the flooded areas that  
12 are back directly behind our property. And how anyone can  
13 build on there without a major, major water control problem is  
14 beyond me. And I see that as a major concern for us.

15 MRS. GLIEBE: Talk about breeding ground for  
16 mosquitos, that's it.

17 MR. GLIEBE: So those are our concerns and,  
18 obviously, with those concerns, we are definitely against  
19 residential building on that, particularly, high density  
20 residential.

21 And I have one last question. Has anyone come to  
22 the township prior to attempt to build commercial type of  
23 buildings on that piece of property on either side of Concord-  
24 Hambden, north or south?

25 MR. MALCHESKY: Nobody I know of.

26 VICE CHAIR LUHTA: Heather, do you have, have you  
27 ever had?

28 MS. FREEMAN: No one has submitted any applications  
29 for anything commercial.

30 MR. GLIEBE: Well, is that maybe one of the reasons

1 why the township is looking to add residential, so that it can  
2 be built up and it doesn't say vacant? That's our question.

3 MRS. GLIEBE: I have one more thing to say is, with  
4 the homes, if you had 24 homes there on the south side, the  
5 entrance and exit out of the Hunt Club, it's pretty busy on  
6 608 -- I mean, on Concord-Hambden Road. And getting out of  
7 there, people that go to work in the morning and so forth, is  
8 a real challenge.

9 And back yards would, it would kind of interfere  
10 with our traffic and the design, what's there now.

11 MR. GLIEBE: Thank you for your time.

12 MRS. GLIEBE: Thank you.

13 VICE CHAIR LUHTA: Thank you.

14 MR. MALCHESKY: Thank you.

15 VICE CHAIR LUHTA: Anyone else in that row? Okay.

16 MR. ARMAO: Good evening. I'm Joe Armao,  
17 7239 Hunting Lake Drive. I am one of the 17 who's going to be  
18 affected by this. It's a good idea to build and do different  
19 things but, in this area, there is three family members. We  
20 all live in a row and we all back up against this. When we  
21 built there, we all built at the same time, one right after  
22 another. The smallest we were allowed to have was 2,200  
23 square feet. Now, that's the smallest house on that property.  
24 Now, he's going to be building between 1,200 and 1,500 square  
25 feet; am I correct?

26 AUDIENCE MEMBER: Sixteen hundred.

27 MR. ARMAO: Sixteen hundred.

28 MR. RICK SOMMERS: That's the minimum, 12 to 15  
29 hundred is the minimum by township code.

30 MR. ARMAO: Twelve to fifteen hundred. Now, that's

1 going to be backing right up to us. When our property value  
2 goes down, can I please have the name of the person who I can  
3 contact to lower my taxes? Let's be serious.

4 MR. MALCHESKY: When your property value goes down,  
5 they do lower your taxes.

6 MR. ARMAO: Oh, wait a minute.

7 MR. MALCHESKY: If it goes down, you know, that's  
8 why we have the valuations.

9 MR. ARMAO: I agree with that. If they go, do you  
10 know what you have to go through? Did you ever try to do it?

11 VICE CHAIR LUHTA: Yes.

12 MR. MALCHESKY: Yeah. I do it a lot.

13 MR. ARMAO: It's like fighting city hall.

14 VICE CHAIR LUHTA: Nah, it's easy.

15 MR. ARMAO: We don't have a -- This is our, this is  
16 our, this is our thing.

17 MR. MALCHESKY: Sure.

18 MR. ARMAO: If you want to build, you know, 12, 15  
19 hundred square feet, why don't they go at the end of Hunting  
20 Lake, at the end where they have those condos back there right  
21 where the road stops? They're supposed to build something big  
22 back there. There was a lot of acreage back there, I was  
23 told. There is still a lot of acreage around there.

24 Our biggest concern -- and there is three families,  
25 we're all right in a row -- is, you know, who do we have to  
26 see and contact to get our taxes reduced? Is he going to be  
27 responsible for it? You know, we kept up with our taxes. We  
28 pay what they pay. I never argued once with them. It's been  
29 going up for 16 years. We never argued once. But I'm pretty  
30 sure the 17 of us all are going to be affected one way or

1 another. We can't say it's going to bring more property  
2 value.

3 MR. MALCHESKY: I understand.

4 VICE CHAIR LUHTA: Thank you.

5 MR. ARMAO: I know it's down the road yet but I am  
6 getting ready for that. That, you know, if this goes through,  
7 we will be ready for that. So we just want to know who to  
8 contact because is it fair? Is it right? It's like over  
9 on -- what is it -- Sarah Lee? What's those streets off  
10 behind the fire station down back and around.

11 AUDIENCE MEMBER: Jason.

12 MR. MALCHESKY: Jason, Christian, Alex --

13 MR. ARMAO: I think Sarah -- Is Sarah Lee back  
14 there?

15 CHAIRWOMAN LUHTA: Far Hills.

16 MR. ARMAO: A personal friend of mine built one of  
17 the biggest homes back there. He said they have to have  
18 certain square footage, so he built a very large home. Then  
19 all of a sudden, they let these other smaller homes go in  
20 there. And he says, "I might as well just" -- He is going to  
21 walk away from it. What can he do? What can he do? And I  
22 don't want to see that happen to us, me and the other 17  
23 people that are involved with this.

24 MR. MALCHESKY: What about the condominiums just  
25 down the street from you which are on the same street?

26 MR. ARMAO: That's offset.

27 MR. MALCHESKY: Yeah.

28 MR. ARMAO: That's offset. We have to go down our  
29 street. There's a real nice gazebo there and there is -- the  
30 streets kind of go on an angle.

1 MR. MALCHESKY: Sure.

2 MR. ARMAO: All right? But when you're looking out  
3 and you've got 10 feet, you know, Mr. Gliebe's got 12, I think  
4 I've got 10, my brother-in-law next door's got 10 and it, you  
5 know, it kind of narrows down. You know, they're going to  
6 knock all those trees down and we're going to be right there.

7 MR. MALCHESKY: Well, there will be a buffer there,  
8 too, on both sides. So you'll have a buffer, they'll have a  
9 buffer.

10 MR. ARMAO: The buffer is fine. But when I go to  
11 sell my house, you know, what are you going to do? I am at  
12 this end and you go up to the street and you can buy a house  
13 for half a million dollars, four hundred some thousand  
14 dollars? My value of my house went up since I -- for the last  
15 16 years. It is going to -- (made noise) -- turn around. I  
16 have seen it. We have all seen it happen. I am pretty sure  
17 everybody here, if we show a raise of hands, who has seen  
18 different areas go down?

19 MR. MALCHESKY: I haven't seen a lot of areas in  
20 Concord Township go down. I can't think of any, actually.  
21 And I'm not saying that that's, you know, that's not  
22 necessarily your argument. I am just pondering if I, if I can  
23 recall any areas going down in value recently.

24 MR. ARMAO: What about put a -- reduce the amount of  
25 homes and bring them up to 2,200 square feet, 2,250.

26 Is it 2,250, David?

27 AUDIENCE MEMBER: They told me 2,200.

28 MR. ARMAO: Twenty-two hundred, okay. We won't  
29 split hairs. Instead of putting 70 some homes, put 20 -- you  
30 know, bring the value up. How are they going to build on the

1 north side of that? Is he -- Did I hear that you are going to  
2 build on the north side of the boulevard, also, of 608?

3 MR. RICK SOMMERS: Not off 608, sir, off Concord-  
4 Hambden.

5 MR. ARMAO: Concord-Hambden then. I'm sorry.

6 MR. RICK SOMMERS: There is a possibility we built  
7 there. That's our goal if the code was changed.

8 MR. ARMAO: I was personally told that nothing could  
9 be built on there because somebody tried to build and the way  
10 it goes down, the pumping station that they would need is  
11 enormously expensive because it goes down and to get it up to  
12 the street --

13 AUDIENCE MEMBER: That was Riverside.

14 MR. ARMAO: What was that?

15 AUDIENCE MEMBER: That was Riverside that said that.

16 MR. ARMAO: Is that who? I knew somebody was going  
17 to build there.

18 MR. RICK SOMMERS: I think there was, at one time, a  
19 proposal by Redwood or, at least, they talked to the township  
20 about building apartments there.

21 MR. ARMAO: Right, it was apartments.

22 MR. RICK SOMMERS: Rental apartments.

23 MR. ARMAO: It was an apartment complex.

24 MR. RICK SOMMERS: Again, a pump station of \$150,000  
25 does nothing but increase the value of the homes because it's  
26 another cost to the people buying that home have to incur.

27 MR. GREG SOMMERS: You also mentioned the square  
28 footages. Those are the township minimums. We're not going  
29 to say that we're going to take the minimums and build every  
30 house in there 1,200 square feet. That's what the ordinances

1 say you can build, a minimum square foot house in Concord.  
2 We're not, we're not going to build the bare minimum there.  
3 That's not what we're going to do.

4 MR. ARMAO: But if you have a customer come in there  
5 and request it, are you going to do it?

6 MR. RICK SOMMERS: It can be done, yes.

7 MR. ARMAO: How about, do we need to go to the  
8 township and have the township change it to 2,200 square feet?

9 MR. GREG SOMMERS: I guess what I am saying is it's  
10 not practical. It's expensive to develop nowadays, not matter  
11 where you're doing it.

12 MR. ARMAO: Sure.

13 MR. GREG SOMMERS: It's not practical to, in a nice  
14 community like Concord, which I live in, too, to buy an  
15 expensive lot and then build a tiny house on it. It's just  
16 not how the economics ever work out. There is a lot of  
17 ranches and high density in Quail and it's a really nice  
18 development. Like you said, there is condos, there is smaller  
19 houses, bigger houses, houses that are five feet away from  
20 each other, and the values are solid.

21 So we are not going to come in and build 1,200  
22 square foot houses, the bare minimum, bare bones. That --  
23 It's just not practical to what we have to do. It is going to  
24 be expensive lots, high cost to develop, and you are in a  
25 really nice location. So they're going to be nice ranches and  
26 it will be restricted on what you can build.

27 MR. ARMAO: Correct, I agree with you, in Quail  
28 there are different homes that are close together. But if you  
29 drive through there -- I look at those houses all day long.  
30 I'm on the road all day. You can drive up Hunting Lake, you

1 pull into a development and it's not affecting anybody on  
2 Hunting Lake or any other street around there. You go up the  
3 first development on the left, you go way down and zigzag back  
4 in there, those are all hidden away. There is two, there is  
5 three of them all the way on the left-hand side going up  
6 Hunting Lake. It's not going to be like right in my back  
7 yard. A buffer, okay, let's put a buffer. We'll put some  
8 pine trees up. I'm sorry.

9 VICE CHAIR LUHTA: That's all right.

10 MR. ARMAO: Are we done?

11 VICE CHAIR LUHTA: Please address your comments to  
12 the Chair. And is that, are you -- Is that it?

13 MR. ARMAO: Yeah, that will be it for now.

14 VICE CHAIR LUHTA: Thank you.

15 MR. ARMAO: I will be back.

16 VICE CHAIR LUHTA: All right. Is there anyone else  
17 in the last row who would like to speak?

18 MS. PESEC: Thank you. Vanessa Pesecc, 11705 Cali  
19 Court. And I have been doing this now for decades.

20 VICE CHAIR LUHTA: Yes.

21 MS. PESEC: As well as many other people. And we  
22 don't come for a lot of different reasons or for very  
23 arbitrary reasons. We come here with the same request and  
24 that is to keep high density to be as minimal as possible, to  
25 not rezone commercial property but rather to keep it, keep  
26 commercial property commercial, residential property  
27 residential, and the low density so that we can all keep our  
28 taxes as low as possible.

29 We know that commercial generates taxes and we know  
30 that residents, residential homes consume taxes. That was in

1 the 2004 plan, which is the last Comprehensive Plan where all  
2 the citizens were able to participate, not just a select few.  
3 So if this goes through, it will increase our taxes, it will  
4 increase our traffic. The traffic study was a random buildout  
5 as though every square foot would be a dental office and then  
6 that's how you generated that traffic numbers, which is kind  
7 of silly.

8           And as Andy said in his March meeting when he looked  
9 at the concept plan, he said the homes were crammed in there.  
10 And people will see the backs of the lots as you're driving  
11 down 608.

12           So let me go back a little bit. For decades we have  
13 been coming here asking for low density. We ask that you  
14 don't change the density and you keep the land as low as  
15 possible. Back in 2004, which was the last Comprehensive  
16 Plan, it said "pursue additional commercial investment for  
17 targeted corridors to maintain 8 percent commercial, 92  
18 percent residential." Make sure you keep that split for  
19 commercial and residential. Eight percent is really a  
20 critical number. Below that, we start becoming a bedroom  
21 community and we don't get the taxes that we need. That has  
22 not changed at all.

23           Fast forward, today the 8 percent has not changed,  
24 although in fact we could say that it will probably decrease  
25 because of the Town Center zoning, which is all commercial,  
26 allows residential. We have no idea how much residential will  
27 be cannibalized but it will be taken away. We will have less  
28 commercial than the 8 percent. So the idea of putting  
29 residents in this commercially zoned property makes no sense.  
30 We don't have to do anything right now. Just because a

1 developer asks you doesn't mean that you have to do it.

2 Back in 2009 when the Town Hall Neighborhood was,  
3 was started, property owners had tried already several times  
4 to rezone and, again, we said no. You said no. And, in fact,  
5 all these times -- So I said, while I do understand that the  
6 owner can keep coming through, I'm outraged that, after five  
7 times, the Town Hall is coming back and saying, ah, now we  
8 think it might be a good idea. But, thankfully, many people,  
9 including Mrs. Luhta, said that you had mixed feelings, that  
10 you didn't think the residential belonged in that area.  
11 Mr. Galloway said he wasn't sure. And I said that the  
12 planning -- And you reviewed that the Planning Commission and  
13 lots of others have said that it's not a wise decision.

14 In 2008, Mr. Galloway said he thought that the  
15 residents have always wanted the Trustees and the public  
16 officials, folks to manage growth as best they can to fit  
17 within what the people want in terms of their community,  
18 balancing out the needs of the solution of the region in terms  
19 of economic development, commercial growth and those types of  
20 things.

21 The request in 2008 was voted down by Mr. Malchesky  
22 and Mr. Galloway. You voted no on commercial on this  
23 property. And, again, in 2009 all three of you voted no for  
24 commercial, high density, meaning three homes per acre, on  
25 this, on this residential. Mr. Galloway even went further  
26 after the vote, "You know, just to say a quick few words about  
27 what we did, since we still have members that came and spoke  
28 to both the Zoning Commission tonight, we agree with you on  
29 cluster housing and detached cluster home options within the  
30 zoning text. You eloquently read statements that I made in

1 the past with respect to preserving commercial area. I think  
2 we've done that."

3 So again and again, we keep coming back to this. We  
4 all keep coming back asking you to please preserve the  
5 commercial. It's not for today but it's for the future  
6 because we have a buildout. We're not completely built out.  
7 We may be financially okay right at the moment but not later  
8 on, not when there is a buildout of all of the residential  
9 homes. We need the commercial space.

10 I think that it's really important that we keep  
11 talking about the zoning text to realize that the zoning text  
12 that we are -- that you are contemplating does not say  
13 anything about buffers. The proposed setbacks are minimal  
14 when compared with R-1, which is two homes per acre, which is  
15 what is allowed in that side of the township. It's, it's 40  
16 feet for the rear yard for R-1, which is two homes per acre.  
17 This is three homes per acre and they're asking for a  
18 reduction of only 25 feet. Side yard minimum is 7.5 feet.  
19 Instead of a minimum lot width of 100 feet is 60. In  
20 frontage, it's only 30. Front building setback is only 30.  
21 These are very small lots and, as Andy said, they're crammed  
22 in there. This is not the best use for the property.

23 If, for some reason, you feel that water, stormwater  
24 runoff -- Mr. Malchesky, you mentioned -- if you felt that it  
25 was a huge issue, which I understand that the residents in  
26 Quail Hollow feel that it is, and you can see by their photos,  
27 then split off this bottom half and make that R-1 residential,  
28 not three homes per acre but the regular zoning that is  
29 allowed, two homes per acre with the regular setbacks that all  
30 the other residential zoning classifications have and add some

1 buffer in there so that residential neighbors are not  
2 negatively affected.

3 Keep this big, large 19 acres commercial. It must  
4 remain commercial for the financial viability of our  
5 community. If you feel that we don't need commercial, then I  
6 ask that you present your data, present the economic analysis  
7 to show that we are in such great financial shape that, when  
8 we are built out, we won't need that. In which case, I ask  
9 that you keep this public hearing open so that you can present  
10 it so that we have a chance to review it as citizens and take  
11 a look to see whether or not we think that that is sufficient.

12 Our levies do keep getting higher and higher. This  
13 would be another residential area. This would be more roads  
14 that the township would have to keep up and this is higher  
15 road levies and more homes for the Fire Department to have to  
16 get to and increase fire.

17 So we please ask that you vote no on building homes  
18 and that you vote yes to keep our community financially  
19 solvent and financially safe for all of us. Thank you.

20 VICE CHAIR LUHTA: Thank you, Vanessa.

21 Anyone else? Yes.

22 MS. DEL BANE: Do you want me to hold it? Good  
23 evening, Ms. Luhta, Mr. Malchesky. I am Jeanette Del Bane,  
24 11411 Labrador Lane. I've put it as briefly as possible.  
25 I've written it out so I don't take too much of your time.

26 Now, I understand the business model of this  
27 proposal, which is profit for the developer, and that's  
28 perfectly fine from the developer's standpoint. Concord  
29 Trustees must understand a number of things as well. First,  
30 the sense of Concord, with a capital S, the Sense of Concord.

1 The reason we Concord residents have made our homes here is to  
2 avoid crowded, congested living, seeking instead open living  
3 space. This proposed plan, especially for the south side of  
4 Concord-Hambden Road, has the effect of negating that sense of  
5 place, harming current residents.

6 Second, Trustees must also keep in mind the stress  
7 this high density proposal will put on our community safety  
8 resources. Our taxes continue to increase for these first  
9 responder services, along with road maintenance needs that are  
10 already pushed to the minimum -- maximum. This high density  
11 dwelling proposal will only aggravate this situation,  
12 requiring, in the future, further tax increases.

13 Third, Trustees must keep in mind that there are  
14 ecological factors that would be impacted. The large,  
15 presumably, old growth trees abutting the nine acre area on  
16 the south side of Concord-Hambden between this proposed  
17 development and the existing homes on Hunting Lake Drive will  
18 need to be removed, if not by the developer when building,  
19 then at a later date by the homeowners when these huge trees  
20 eventually die because of root disturbance. You've got huge  
21 trees. They've got about a 50 foot surface root area. You  
22 disturb that, those trees are going to die.

23 This creates stresses to the water runoff from these  
24 properties, possibly causing flooding to these new dwellings,  
25 as well as the established homes on Hunting Lake Drive. Major  
26 work to control flooding on the north side of the Hunt Club  
27 was just recently completed costing thousands of taxpayer  
28 dollars. We don't need to repeat this because tightly packed  
29 concrete surfaces in this nine acre area cannot absorb rain or  
30 snow melt runoff.

1 Fourth, the existing plan whereby back yards will  
2 line Concord-Hambden Road is not, I repeat, not an attractive  
3 thoroughfare to our Township Hall Commons area. There will be  
4 swing sets, jungle gyms, fences, barbecue grills, perhaps dog  
5 houses and other back yard paraphernalia along this road to  
6 the Township Commons. Actually, three of these lots will have  
7 their back yards facing the entrance to the Hunt Club. Three  
8 back yards will face the entrance to the Hunt Club. Well, a  
9 jungle gym, barbecue grill, dog house, that's going to face  
10 the entrance to the Hunt Club, thereby detracting from the  
11 appearance of the Hunt Club community and possibly lessening  
12 the property values of the nearby homes.

13 For these reasons, I urge the Township Trustees to  
14 vote no on this proposal. I also urge the developer to come  
15 back to the township with a plan more in keeping with the  
16 sense of Concord for these two areas of land on Concord-  
17 Hambden Road, especially the proposal for the nine acre area  
18 on the south side of the road. That's just too many homes,  
19 too many back yards facing everyone, with the problem of all  
20 of the water. So vote no. The developer can come back with  
21 maybe something better. Thank you.

22 VICE CHAIR LUHTA: Thank you.

23 Is there anyone else who would like to speak? If  
24 not, I will close the public hearing and we will take a five-  
25 minute break.

26 (Whereupon, the public hearing was closed at  
27 7:57 p.m. and there was a recess until 8:03 p.m.,  
28 when the regular meeting commenced.)

29 VICE CHAIR LUHTA: I now declare the regular meeting  
30 of the Concord Township Board of Trustees to order. Please

1 join Paul in the Pledge of Allegiance.

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

3 VICE CHAIR LUHTA: May we have the roll call,  
4 please.

5 MS. DAWSON: Mr. Malchesky?

6 MR. MALCHESKY: Present.

7 MS. DAWSON: Mrs. Luhta?

8 VICE CHAIR LUHTA: Here. The minutes of April 4th  
9 are tabled. Fiscal Officer report, Amy.

10 MS. DAWSON: I have no report.

11 VICE CHAIR LUHTA: Mr. Malchesky.

12 MR. MALCHESKY: You and I just exited our  
13 bicentennial meeting.

14 VICE CHAIR LUHTA: Right.

15 MR. MALCHESKY: And so we are now making  
16 preparations for 2022, which would be Concord Township's  
17 bicentennial.

18 Additionally, I had some meetings with Stormwater on  
19 multiple subjects and there is one project that has not been  
20 completed that I had been -- continue to kind of bird-dog, and  
21 so we are working on doing that.

22 I had some meetings with some residents regarding  
23 some road repairs and it is July -- or April 18th and there is  
24 snow still on the ground.

25 VICE CHAIR LUHTA: Yes.

26 MR. MALCHESKY: And so we are in a delay mode on a  
27 lot of these things. So as soon as the weather cooperates, we  
28 will be out and about crack sealing, road repairs, and I think  
29 we even had some additional change orders on projects that we  
30 haven't even started yet but we are going to add some, some

1 more, some more tonnage of concrete.

2 VICE CHAIR LUHTA: All right. Okay. That's it?

3 MR. MALCHESKY: That's it.

4 VICE CHAIR LUHTA: I have nothing further to add but  
5 I would ask our new Administrator, Andy Rose, to give his  
6 first report.

7 MR. ROSE: Thank you, Mrs. Luhta. And good evening,  
8 everyone. I would like to start off thanking both the staff  
9 and those residents that have come in my first couple of days  
10 here. It's been a wonderful and warm welcome getting started.  
11 I am running fast and I am looking forward to getting some,  
12 some good things done.

13 Hats off to the Service Department for their work  
14 earlier this week. Between the rain and the snow my first  
15 three days in Concord, I've experienced all four seasons, so  
16 it's been wonderful.

17 I am continuing to meet with our department heads  
18 one on one to review objectives and goals and see how we can  
19 work together going forward. And I was able to meet with our  
20 55 Plus Group at the Community Center and that was a terrific  
21 opportunity to meet some of our residents here in Concord.

22 And that concludes my report. Thank you, ma'am.

23 VICE CHAIR LUHTA: Thank you.

24 Are there any members of the audience who would like  
25 to address the Trustees at this time?

26 MR. FALCONE: Yes.

27 VICE CHAIR LUHTA: Name and address again.

28 MR. FALCONE: Yes. I am Marc Falcone. I live at  
29 10185 Page Drive, Concord residents for 35 years. We have  
30 just had a vigorous discussion about zoning, commercial, light

1 industry. My question to the Trustees, are we looking into  
2 trying to get the state to develop a full-fledged cloverleaf  
3 for Route 90, 44 because we have two major intersections  
4 there? This would greatly help the industry and the  
5 commercial value that we have on this property. I see it can  
6 also increase the safety aspect of this.

7 I know this is a very large endeavor, very costly.  
8 But as Concord grows, we're losing land close to that  
9 interchange that could accommodate a good cloverleaf, a good  
10 interchange. Thank you.

11 VICE CHAIR LUHTA: Thank you for the suggestion. We  
12 will take it under consideration.

13 Anyone else?

14 We have no old business. We will move right into  
15 New Business and --

16 MR. MALCHESKY: Just real quick, Connie, with  
17 regards to the cloverleaf, we have talked with ODOT several  
18 times about the 90 -- There are studies done from, from the  
19 Chardon line all the way to --

20 VICE CHAIR LUHTA: Eighty-four.

21 MR. MALCHESKY: No, past 84, I think. We already  
22 went past 84 to include the Route 2 portion.

23 VICE CHAIR LUHTA: Okay.

24 MR. MALCHESKY: For traffic studies. So we continue  
25 to do that. We continue to pound on their doors. I am not  
26 sure they would do a cloverleaf. There are some restraints  
27 around where UH is. We have talked about a couple things,  
28 extending the freeway access, which is making those, those  
29 lanes longer for, for some stacking and adding additional  
30 lanes there. There are plans in development. When those

1 things take place? Chris always reminds us, it took 30 years  
2 to open up 615 off of 90.

3 We started our discussions with ODOT regarding 90  
4 and I will tell you that there is significant -- I mean, a lot  
5 of the traffic issues are right there at that light. And,  
6 shockingly, coming from 84 heading southbound is getting  
7 backed up more and more each day, and that's coming from, you  
8 know, the old part of Concord Township and Painesville  
9 Township and the City of Painesville.

10 And we've had them out there. They made some  
11 adjustments on lights. We talked to them about lane changes.  
12 We talked to them about additional infrastructure. Those  
13 talks have been going on for about ten years now, so -- maybe  
14 11 years now. So, hopefully, we are getting closer to making  
15 some renovations there.

16 But it is something that we talk to --  
17 Significantly, the head of that District 12 recently left. We  
18 met the new individuals there. How long they're there and  
19 whether or not they have a sympathetic ear to us really  
20 depends on really how, you know, the State of Ohio does and  
21 what they want to do with their infrastructure projects.

22 But I certainly think that the work that we've done  
23 on our interchange on Capital Parkway is helpful because, you  
24 know, they paid a lot more attention to us recently. So  
25 they're here a lot more now. They're paying attention to us.  
26 Hopefully, you know, we make it up the list of their radar.

27 VICE CHAIR LUHTA: Right.

28 MR. MALCHESKY: But, you know, I think we're  
29 certainly better candidates than some of the other people that  
30 they've been talking to. So, hopefully, that gets done soon.

1 VICE CHAIR LUHTA: Right.

2 MR. MALCHESKY: With that being said, I would love  
3 to make a motion to terminate Mr. Galloway's appointment as  
4 the Administrator effective April 15th of 2018.

5 VICE CHAIR LUHTA: I'll second that. All in favor?  
6 (Two aye votes, no nay votes.)

7 MR. MALCHESKY: I would also make a --

8 VICE CHAIR LUHTA: No, I would like to table that.

9 MR. MALCHESKY: Okay, yeah. I make a motion to, on  
10 the Service Department change order of \$24,000 for an  
11 additional 3,000 -- or 300 square yards of repair of Hunting  
12 Lake Drive due to the post-winter deterioration from the  
13 previous inspection.

14 And just add a little to that, there are significant  
15 repairs we're going to make throughout the Quail Hollow  
16 subdivision in the next three years. We've had items marked  
17 of what we thought were required and what were not required.  
18 Based upon some of the deterioration of winter, we need to add  
19 additional and it's going to cost another \$24,000.

20 VICE CHAIR LUHTA: Right. I will second that. All  
21 in favor?

22 (Two aye votes, no nay votes.)

23 MR. MALCHESKY: With respect to -- I make a motion  
24 on Fire Department P.O. 32-2018 to Countryside Truck Service  
25 in the amount of \$40,000 for the annual maintenance and  
26 repairs.

27 VICE CHAIR LUHTA: Second. All in favor?

28 (Two aye votes, no nay votes.)

29 VICE CHAIR LUHTA: Would you like to do the future  
30 -- Oh, Amy, would you like to do the future --

1 MS. DAWSON: I would be delighted, Mrs. Luhta. On  
2 Tuesday, May 1st, at noon, there's going to be a staff meeting  
3 in the conference room here at Town Hall; 7:00 p.m. that  
4 evening, Zoning Commission will meet at Town Hall.

5 On Wednesday, May 2nd, at 6:30 p.m., Trustee office  
6 hours in the conference room, and at 7:30 p.m., Trustee  
7 meeting here at Town Hall.

8 VICE CHAIR LUHTA: Thank you. And I hope it's not  
9 snowing on May 2nd.

10 MS. DAWSON: Yeah, me too.

11 VICE CHAIR LUHTA: With that, I would like to  
12 adjourn the meeting.

13 (Whereupon, the meeting was adjourned at 8:13 p.m.)  
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1 STATE OF OHIO )  
2 COUNTY OF CUYAHOGA )

CERTIFICATE

3 I, Melinda A. Melton, Registered Professional  
4 Reporter, a notary public within and for the State of Ohio,  
5 duly commissioned and qualified, do hereby certify that, to  
6 the best of my ability, the foregoing proceeding was  
7 reduced by me to stenotype shorthand, subsequently  
8 transcribed into typewritten manuscript; and that the  
9 foregoing is a true and accurate transcript of said  
10 proceedings so taken as aforesaid.

11 I do further certify that this proceeding took  
12 place at the time and place as specified in the foregoing  
13 caption and was completed without adjournment.

14 I do further certify that I am not a friend,  
15 relative, or counsel for any party or otherwise interested  
16 in the outcome of these proceedings.

17 IN WITNESS WHEREOF, I have hereunto set my hand  
18 and affixed my seal of office this 16th day of May 2018.

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Melinda A. Melton  
Registered Professional Reporter  
Notary Public within and for the  
State of Ohio  
My Commission Expires:  
February 4, 2023