

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

May 2, 2018
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Christopher Galloway, Chairman
Caroline Luhta, Vice Chairwoman
Paul Malchesky, Trustee

Also Present:

Michael Lucas, Esq., Legal Counsel
Andy Rose, Administrator
Chief Matt Sabo, Fire Department
Heather Freeman, Planning/Zoning Director
Frank Kraska, Service Director
Debra Bechel-Esker, Recreation Director
Lieutenant Michael Reed, Sheriff's Department

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

1 7:32 p.m.

2 CHAIRMAN GALLOWAY: I will call to order the
3 regularly scheduled Concord Township Board of Trustees meeting
4 for Wednesday, May 2nd. Please join Mike Lucas in the Pledge
5 of Allegiance, a former Eagle Scout.

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

7 CHAIRMAN GALLOWAY: Okay. Roll call, please.

8 MR. ROSE: Mrs. Luhta?

9 MS. LUHTA: Here.

10 MR. ROSE: Mr. Malchesky?

11 MR. MALCHESKY: Present.

12 MR. ROSE: Mr. Galloway?

13 CHAIRMAN GALLOWAY: Here.

14 All right. We have meeting minutes. There is
15 regular Trustees' meeting on the 4th and then there are two,
16 public hearing and regular Trustees' meeting, from April 18th.
17 Any changes or modifications?

18 MS. LUHTA: I have one correction for the 18th
19 Trustee meeting and that is the spelling of Page Drive. It's
20 P-a-g-e, take out the I.

21 CHAIRMAN GALLOWAY: Paul, anything?

22 MR. MALCHESKY: No. I am going to abstain from the
23 April 4th ones and I will vote in the affirmative for
24 April 18th.

25 CHAIRMAN GALLOWAY: Okay. I will do the opposite
26 and approve the April 4th and abstain from the April 18th, let
27 the record reflect that. But those minutes are approved.

28 That brings us into the elected official reports.
29 Mr. Rose, in light of Ms. Dawson's absence, if you would give
30 the Fiscal Officer report.

1 MR. ROSE: I would be happy to. Thank you,
2 Mr. Galloway. The Treasurer's report for today, as of
3 April 30th, we were 33 percent of the way through the calendar
4 year. The Treasury balance for the 19 active funds within the
5 Township Treasury was \$6.1 million. The Treasury balance
6 includes \$757,744 in funds set aside for specific projects.

7 Year-to-date expenditures were 27 percent of the
8 amount appropriated and revenue is at 51 percent received for
9 2018. So we are within budget.

10 And continuing the cemetery sexton's report, we
11 invite you to join us for a brief ceremony honoring our
12 veterans and those who have passed before us at noon on
13 Memorial Day, Monday, May 28, 2018, at the Concord Township
14 Cemetery on Route 608.

15 If you have any questions, please don't hesitate to
16 call our office at 354-7516. This concludes the report, sir.

17 CHAIRMAN GALLOWAY: Okay. Trustees, Paul.

18 MR. MALCHESKY: I dealt with mostly stormwater
19 issues in the last couple days, which I will talk to Mr. Rose
20 about because he's meeting with Stormwater tomorrow, about
21 three or four of them.

22 MS. LUHTA: Nothing to report.

23 CHAIRMAN GALLOWAY: Okay. I was, along with Andy
24 and some of our other staff, was honored to be at the Lake
25 County Bar Association Law Day yesterday.

26 MS. LUHTA: Oh.

27 CHAIRMAN GALLOWAY: Where you were the Liberty Bell
28 Award winner.

29 MS. LUHTA: Yes.

30 CHAIRMAN GALLOWAY: No greater defender of the

1 Constitution than Connie Luhta, so I think well deserved.

2 MS. LUHTA: Thank you.

3 CHAIRMAN GALLOWAY: And then our own Michael Lucas
4 winning the President's Award from the Bar Association. As
5 Commissioner Troy --

6 MR. LUCAS: Thank you very much.

7 CHAIRMAN GALLOWAY: As Commissioner Troy quipped, it
8 was Concord Appreciation Day.

9 MR. ROSE: As it should be.

10 CHAIRMAN GALLOWAY: And it was a real pleasure to be
11 there.

12 MR. LUCAS: Thank you, everyone.

13 CHAIRMAN GALLOWAY: And so I am thrilled for both of
14 you. Well-deserved.

15 MS. LUHTA: Thank you.

16 CHAIRMAN GALLOWAY: I do have one item that
17 Mrs. Dawson asked me to read it. It came in to the Fiscal
18 Officer from Jon Husted, Ohio Secretary of State, as it
19 relates to the election. And she asked if I would read this
20 letter today for our residents:

21 Dear Township Officer: For the upcoming May 8,
22 2018, primary election, Ohio voters will decide a number of
23 local issues and races. Ohioans will also have the chance to
24 vote on a statewide ballot issue, Issue 1. The proposed
25 Constitutional amendment creates a bipartisan public process
26 for drawing congressional districts.

27 As Secretary of State and chairman of the Ohio
28 Ballot Board, I want to ensure information about this
29 important issue is available and accessible to all Ohio voters
30 and I am seeking your help in this endeavor. The 2018 state

1 issues report, which includes the official ballot language,
2 explanation, arguments for and against, and the full text of
3 the issue is now posted prominently on my office's website at
4 www.OhioSecretaryofState.gov. Click on the "Know Your Ballot
5 Issue" button on the home page.

6 The website is also a resource for information on
7 absentee voting, voting early in person and Election Day
8 procedures. I encourage you to direct interested voters to
9 this web page and, if possible, to include a link to the 2018
10 state issues report on your own website. For your convenience
11 you can use this issues report widget." Must have been
12 something attached. "Simply copy and paste the code to
13 create a custom button," yadda, yadda, yadda, please share.
14 So -- The rest of it's all related to social media.

15 So just so everybody knows that if you are
16 interested in the Issue 1 that will be on Tuesday, May 8th's
17 election, you can find information on it at the Ohio Secretary
18 of State's website, which is, again, OhioSecretaryofState.gov.
19 So there is that.

20 Okay. That's going bring us into department
21 reports. Administration, Mr. Rose.

22 MR. ROSE: Thank you, Mr. Galloway. I continue to
23 plug in, meet with various organizations and offices in
24 Concord and Lake County, along with touring the various
25 neighborhoods throughout our township. I had a nice meeting
26 this morning with all of the Lake County township
27 administrators. We were also joined by the county
28 administrator. I will be meeting later this week with Lake
29 Metroparks, Lake County Stormwater, and also with the
30 superintendent of Riverside Schools.

1 And of note, we would like to welcome our new
2 business, Drug Mart, which is located at 8023 Crile Road. We
3 would like to thank them for their investment in our community
4 and we wish them great success. That concludes my report.

5 CHAIRMAN GALLOWAY: Thank you, sir.

6 Next up is Fire Department, Chief Sabo.

7 CHIEF SABO: Good evening, everyone.

8 MS. LUHTA: Good evening.

9 CHIEF SABO: For the month of April, the Fire
10 Department went on 202 incidents, bringing our year-to-date to
11 832. In April, we went on 141 EMS events, with 112 transports
12 to area hospitals. We had 61 fire events, including one
13 vehicle fire and two building fires. We had eight hazardous
14 conditions not involving fire, 33 service calls, eight good
15 intent calls, and nine false alarms or false calls. We
16 provided mutual aide to neighboring communities 18 times and
17 received mutual aid 16 times. In the month of April, we had
18 57 overlapping calls, so that's where we're going on at least
19 two at a time, which accounts for 28, a little over 28 percent
20 of those runs for April.

21 The Fire Prevention Bureau stayed busy with four
22 plan reviews, 32 annual inspections, 10 follow-up inspections,
23 and 30 fire protection system testings.

24 For the month of May, we want to remind everyone,
25 and we posted this on the, on the newsletter, that it's the
26 time for spring cleaning. And Frank Kraska will have some
27 additional information in regards to that. But remember that
28 there is no open burning permitted in Concord Township.
29 Recreational fires, such as cooking and camp fires, are
30 permitted as long as they meet the following parameters. They

1 must be in an approved container or a cleared area. Fire
2 should not be conducted within 25 feet of a structure or
3 combustibile material, which means to remove the leaves and the
4 debris from around the area prior to starting the fire. The
5 fire should not exceed 3 feet in diameter or two feet in
6 height. And you can only burn seasoned firewood, no garbage,
7 trash, construction materials and anything like that.

8 MR. MALCHESKY: Define "seasoned."

9 CHIEF SABO: A year usually is when it's dried out.
10 Be ready to put out the fire. Always have a minimum of one
11 portable fire extinguisher with a minimum 4-A rating or other
12 fire extinguishing equipment on site, such as dirt, water,
13 sand, water barrel or garden hose. And all recreational fires
14 should be constantly attended until the fire is extinguished.

15 We also ask that you be considerate of your
16 neighbors. If you are having an authorized recreational fire
17 and it's causing a nuisance, such as smoke blowing towards a
18 neighbor's house, we will ask you to extinguish the fire. See
19 the department, Fire Department Frequently Asked Questions on
20 the Concord Township website for more information.

21 And we also noted that yesterday the western part of
22 the state was under a burning ban. We do recommend that you
23 wait until this dry season is through. Usually this is the,
24 the worst time of the year, a lot of the vegetation is dry.
25 It wouldn't appear so but it can travel quickly. We've been
26 busy with grass fires lately. So please be careful. If you
27 have any questions, give us a call.

28 MR. MALCHESKY: Hey, Chief, you've got this, while
29 we have you up there, you've got this Super Blanket
30 Certificate Number 143-2018 for \$30,000 for upfitting the new

1 rescue pumper at Harrisburg Fire Expo. You will be heading
2 there; is that correct?

3 CHIEF SABO: Yes, sir.

4 MR. MALCHESKY: All right. So I'd make a motion
5 that we -- I make a motion we adopt that P.O.

6 CHAIRMAN GALLOWAY: That's a Super Blanket.

7 MR. MALCHESKY: Super Blanket.

8 MS. LUHTA: Second.

9 MR. MALCHESKY: Yep, I'm sorry, Super Blanket.

10 CHAIRMAN GALLOWAY: Let the record reflect that's
11 Super Blanket 143-2018. I have a motion and second. All
12 those in favor?

13 (Three aye votes, no nay votes.)

14 MR. MALCHESKY: And then I would move to adopt
15 P.O. 35-2018 for \$7,746 for the breathing air system upgrade,
16 that's SCBA air compressor.

17 MS. LUHTA: Second.

18 CHAIRMAN GALLOWAY: All those in favor?

19 (Three aye votes, no nay votes.)

20 MR. MALCHESKY: And then, additionally, a motion to
21 adopt Fire Department P.O. Number 36-2018 for \$25,800 to
22 Warren Fire Equipment for helmet and fire gear replacement.

23 MS. LUHTA: Second.

24 CHAIRMAN GALLOWAY: All those in favor?

25 (Three aye votes, no nay votes.)

26 MR. MALCHESKY: Thank you, Chief.

27 CHIEF SABO: Thank you.

28 CHAIRMAN GALLOWAY: Okay. That brings us to Service
29 Department, Mr. Frank Kraska.

30 MR. KRASKA: Good evening.

1 CHAIRMAN GALLOWAY: Good evening.

2 MS. LUHTA: Good.

3 MR. KRASKA: Congratulations, Connie, Mike --

4 MS. LUHTA: Thank you.

5 MR. LUCAS: Thank you very much.

6 MR. KRASKA: -- for your achievements. Hello,
7 fellow residents. It's nice to have a crowd at one of our
8 meetings.

9 Anyways, on Friday, April 27th, the Concord Service
10 Department coordinated an Arbor Day recognition ceremony which
11 was supported by Concord Trustees and Administration. Charles
12 Tubesing, Plants Coordinator for the Holden Arboretum, for the
13 second year in a row, donated a tree for the township planting
14 -- to plant in conjunction with our activity. The tree
15 planting took place near our soccer field on Concord-Hambden
16 Road and was attended by Trustee Connie Luhta, Administrator
17 Andy Rose, members of our community and the Concord Garden
18 Club.

19 Service Department crews this week have been
20 repairing right-of-way areas along side streets where snow
21 plow damage has occurred over the past winter. Concord
22 residents can contact our department at (440) 350-3225 if they
23 recognize an area that may have been overlooked.

24 Simultaneously, we've also dispatched a crew for the
25 last two weeks to check all of our side streets for any
26 pothole or pavement degradation that needed immediate repair.
27 This activity is still carrying on. We do have several more
28 roads that we have to go through and that will go on through
29 the rest of this week.

30 The first two major Concord Township road

1 improvement projects is well under way on Hunting Lake Drive
2 where Pacheco Cement and Company has been contracted by the
3 township to replace nearly 4,000 square yards of concrete
4 sections that were in failing condition. This project was
5 started -- excuse me. This project was started in some less
6 than kind weather, though it has progressed fairly well and we
7 should see its completion during the week of May 7th, if not
8 sooner. Many thanks to the residents of this area who showed
9 extraordinary patience with the many inconveniences that come
10 with a project of this magnitude. The reward is much
11 improved -- The reward for this is a much improved road
12 surface.

13 Tomorrow morning, the Service Department will have a
14 pre-construction meeting planned for our second project, which
15 will resurface roads located in the Mount Royal subdivision.
16 Details on the schedule for this improvement project will be
17 broadcast on our media sources once they have been
18 established.

19 Okay. So we all welcomed spring's arrival this
20 week. A+ for sure. You all have been out cleaning up your
21 yards, picking up sticks, grass, cutting your grass for the
22 first time. Well, perfect timing. The first brush and yard
23 waste dropoff is scheduled for this Saturday, May 5th,
24 starting at 8:00 and running until 2:00 p.m. in the afternoon.
25 The Township Service Department will have personnel on hand to
26 assist residents at the Service Department located behind the
27 ball diamond at 7229 Ravenna Road. Department employees will
28 help offload brush and yard waste as you arrive at the
29 collection center. Brush dropped off will be chipped and made
30 available to residents on a first-come, first-served basis.

1 Yard waste is collected and taken to a local recycle
2 center for reuse. Only limbs, twigs and branches no greater
3 than six inches in diameter will be accepted. Small branches
4 and twigs should be bundled in biodegradable twine or string
5 that can be chipped. Yard waste will only be accepted in
6 biodegradable bags or small containers that can be dumped. No
7 tree stumps, pallets, contaminated materials or processed wood
8 such as lumber or railroad ties are accepted.

9 For further details, please visit our township
10 website for regular updates, current events and related
11 information. In closing, Concord is one of the most
12 picturesque areas in Lake County due, in part, to its lush
13 green landscape and rolling hills. As a community, help
14 maintain this beauty by considering planting new trees, bushes
15 and evergreens that follow suit with our Arbor Day initiative.

16 Once again, the Service Department wishes all of our
17 residents well, and thank you for your continued support of
18 our efforts. Thank you.

19 MR. MALCHESKY: While Frank is up there, we have a
20 couple P.O.s here. I would move for adoption of Service
21 Department P.O. 37-2018, this is \$15,000 for North Coast
22 Products for rapid set emulsion. This is the emulsion we use
23 for our Dura Patch.

24 MS. LUHTA: Second.

25 CHAIRMAN GALLOWAY: All those in favor?

26 (Three aye votes, no nay votes.)

27 MR. MALCHESKY: Additionally, there is some repairs
28 to Barchester Park; is that correct?

29 MR. KRASKA: Park, yeah. There is a typo there.

30 MR. MALCHESKY: I would move for Service Department

1 P.O. 38-2018 for \$15,000 to Mitchell Construction for those
2 repairs to the park.

3 MS. LUHTA: Second.

4 CHAIRMAN GALLOWAY: All those in favor?

5 (Three aye votes, no nay votes.)

6 MR. KRASKA: That will be for the walking path
7 around the park. It needs to be repaved.

8 CHAIRMAN GALLOWAY: Thank you, Frank.

9 MR. KRASKA: You are welcome. Have a nice evening.

10 CHAIRMAN GALLOWAY: Okay. Next up is Zoning
11 Department.

12 MS. FREEMAN: Good evening.

13 CHAIRMAN GALLOWAY: Good evening.

14 MS. FREEMAN: So during the month of April, the
15 Zoning Department approved 37 zoning permit applications and
16 collected approximately \$8,600 in fees. Of those 37 permits,
17 11 were for decks, seven fences, six pools, three accessory
18 buildings, three residential additions, two single-family
19 dwellings, two wall signs, one change in use, one new
20 commercial building, which was for the Holiday Inn Express,
21 and one commercial building addition, which is going to be the
22 addition where Concord Motor Sports is where the hardware
23 store is going to be moving down further down Crile Road.

24 Also, last night the Zoning Commission met and they
25 scheduled a public hearing for June 2nd for a Zoning Map
26 amendment application that was submitted to rezone a portion
27 of property on Crile Road from R-2 PUD to BX. Information
28 regarding this request will be made available later on on the
29 township website.

30 Additionally, the Board of Zoning Appeals will meet

1 next Wednesday evening at Town Hall at 7:00 p.m. for their
2 regularly schedule meeting. They have two variance request
3 applications that will be in front of them. The agenda for
4 that and meeting packet may be found on the township website
5 under the "Public Meetings" page.

6 Feel free to contact our department if you have any
7 questions about any of these matters or any other zoning
8 related questions. That's it.

9 CHAIRMAN GALLOWAY: Stay right there because I am
10 going to pull the vote up on the zoning amendment.

11 MR. MALCHESKY: Mr. Chairman, in, sometime in, it
12 looks like April -- I am sorry -- February there was an
13 application by Mr. Sommers for the zoning text, appears to be
14 a zoning text amendment. That zoning text amendment then went
15 to the Lake County Planning Commission sometime, coming back
16 to us on March 28th of 2018. Then that zoning text amendment
17 went to the Planning Commission.

18 MS. FREEMAN: Zoning Commission, rather.

19 MR. MALCHESKY: I am sorry. Zoning Commission. And
20 it was approved in the Planning, approved in Lake County
21 Planning Commission. There was an approval of five ayes and
22 zero nays for the Zoning Amendment Application Number 0218-2
23 by Richard Sommers, of Sommers Real Estate Group, to amend the
24 Zoning Resolution text in Section XXII, which is Section 22.
25 Then we had a public hearing regarding that matter at our last
26 meeting, which was April 18th. And, by law, we have to vote
27 on that within 20 days, which is set for today because I don't
28 think we would make it until our next meeting.

29 MS. LUHTA: No.

30 CHAIRMAN GALLOWAY: Correct.

1 MR. MALCHESKY: Unless we set a special meeting.
2 Because that went to the Planning Commission and because it
3 went to the Zoning Commission and it was approved -- all votes
4 have to be taken in the affirmative -- so a motion for the
5 approval of the Zoning Amendment Application 0218-2 by Richard
6 Sommers, of Sommers Real Estate Group, to the amended Zoning
7 Resolution text in Section XXII, Roman Numeral XXII, I so
8 move.

9 MR. LUCAS: As recommended by the Zoning Commission.

10 MR. MALCHESKY: As recommended by the Zoning
11 Commission.

12 MS. LUHTA: I will second that.

13 CHAIRMAN GALLOWAY: All right.

14 MR. ROSE: Would you like a roll call vote, sir?

15 CHAIRMAN GALLOWAY: No, wait. We are going to have
16 discussion amongst the Board. All right. So there is a
17 motion and a second on the zoning amendment application. I do
18 appreciate you both allowing this to -- for me to be here for
19 this vote.

20 MR. MALCHESKY: Sure.

21 CHAIRMAN GALLOWAY: Since I was not able to attend
22 the last trustee meeting.

23 AUDIENCE MEMBER: Excuse me, Mr. Galloway. We can't
24 hear in the back.

25 CHAIRMAN GALLOWAY: You can't hear?

26 AUDIENCE MEMBER: We can't hear back here. Would
27 you speak louder?

28 CHAIRMAN GALLOWAY: Sure. Okay. Mr. Malchesky has
29 made a motion to approve the recommendation from the Zoning
30 Commission. Mrs. Luhta has seconded that motion. And so that

1 is before the Board, and that is the Zoning Amendment
2 Application 0218-2 by Mr. Sommers. I am going to allow
3 discussion amongst the Board now on the matter.

4 MR. MALCHESKY: I think it's kind of important to
5 note what is, what's permitted or conditional on that
6 property. So those properties allow for, the properties in
7 question in that text, as well as that map, suggest that
8 medical and dental offices; administrative businesses and
9 professional offices; restaurants, table services; restaurants
10 and counter services; personal services, including but not
11 limited to hair care, dry cleaning, shoe repair, photography
12 studios, et cetera; bed and breakfasts; business services,
13 including mailing and copying centers; child and adult care
14 centers; residential care facilities; nursing homes and homes
15 for the aging; hospice care facilities used for the care of
16 hospice patients only; surface extraction, sand, gravel or
17 other earth materials; outside dining; child and adult day
18 care. And then there is various accessory uses that may come
19 with those uses that are for the Town Hall Neighborhood.

20 And I think it's kind of important that we kind of
21 note those things because we, as we kind of go through these
22 decisions, you kind of need to make sure that you're, you're
23 aware of what already could occur and additional text allowing
24 additional uses should be in some consideration of that.

25 Additionally, we had two unique sections of the Town
26 Hall Commons. There is, there is what I would consider a
27 south portion and a north portion. The north portion abuts
28 the freeway. We have some unusual terrain there. There are
29 R-1 uses, which means, you know, residential uses to the east.
30 To the west you have some limited commercial uses.

1 And then on the north -- I am sorry -- on the
2 southern portion of it, it abuts the Quail Hollow
3 neighborhood. You have condominiums that are, I believe,
4 eight units per acre close by. You have other units of
5 condominiums, three acres, close by. To the rear of that you
6 have single-family homes, all part of a PUD of Quail Hollow.

7 There is -- Going through some, I guess, I guess,
8 comments or, or issues that I have received, I've got phone
9 calls, I've gotten emails. So here are some of my concerns
10 regarding some of those points that were put in there.

11 Regardless of what goes in there, there is going to be some
12 traffic. Any property that was once vacant, now occupied,
13 will be traffic. Mrs. Spear, who resided on the south
14 portion, obviously, was a residential home right by the
15 entrance of the Quail Hollow entrance.

16 The concerns about whether it's commercial use or
17 residential use, I guess, I guess, some of my concerns are it
18 wasn't too long ago that we had an application here across the
19 street that they were looking for a commercial use. I think
20 it was an ice cream store, hot dog stand, you know, kind of a
21 quaint little thing that was, obviously, grave concern to the
22 Quail Hollow development, because I was there. We've had
23 several discussions regarding that. I think we worked out
24 some -- several discussions with the potential business owner
25 and property owner, along with the -- who, at that time, was
26 representing the homeowners' association. The end result of
27 it is it never got built. But there was, there was a lot of
28 agitation for having, you know, what I considered fairly light
29 commercial use of that property, which gives me some pause.

30 Issues that I always have concern with is that we

1 just did a whole -- just did a stormwater project right down
2 Hunting Lake that captures a lot of water that was flooding
3 out Waterford Lane, Hunters Trail. So I, you know, that
4 project was originally going to be \$300,000, then it was
5 \$400,000, then it was \$500,000. I think it ended up being
6 close to \$900,000 in just stormwater projects. And so I
7 always get concerned about, about stormwater issues.

8 And I think there was some, some discussions with --
9 at our public hearing that, at least, two residents are
10 concerned about, you know, water in the back, water in the
11 back yard. Always, always a concern for me because, you know,
12 we don't want to create other problems.

13 I also get concerns that, obviously, the footprint
14 of any type of commercial establishment compared to, I mean, a
15 footprint of an assisted living facility compared to a
16 footprint of a residential home or residential homes there,
17 whether they're, you know, three per acre, is something that
18 you have to kind of weigh. And I've always believed that, you
19 know, we have more runoff on commercial property than we have
20 on residential property. Stormwater Department determines
21 that because we have commercial property, commercial property
22 owners pay higher stormwater rates.

23 MS. LUHTA: Oh, yes.

24 MR. MALCHESKY: So, so that needs to be balanced and
25 weighed.

26 You know, with regards to commercial property in
27 Concord Township, commercial property -- And, again, I always,
28 I come from the standpoint, what I believe is law, is that
29 generally, from the general purpose, that residential property
30 is the first and best use of, of land subject to where it may

1 be. And, and that means that there are certain places where
2 residential property just won't work. There's certain places
3 where commercial property just won't work and you have to, to
4 deviate from that determination.

5 The unique thing about Concord Township and what it
6 has done in the last eight years is that we have taken
7 commercial property and made a commercial corridor. We
8 incentivized it and placed what is a JEDD in there. And just
9 because something is commercial doesn't mean it's more
10 valuable, just because it's residential doesn't mean it's more
11 valuable, you know, although there is that, you know, that
12 fundamental principal.

13 But I think what's unique in our corridor is that we
14 have commercial property that, A, can be built up a little bit
15 more than, than in residential areas. It is -- It comes with
16 a joint economic development district tax that, you know,
17 changes that calculation of commercial property to really
18 economic generation. It becomes, it becomes that division of,
19 of, I guess, responsible development.

20 The other concern I always have, and you always
21 discuss it, is road pavement. You know, my concerns always
22 are how long these roads are. In any commercial development,
23 we have passed some time ago the ability for us to have
24 conservation development. And the purpose of that
25 conservation development was that we believe that, if we can
26 incentivize a developer to build a shorter road, it is less
27 burden on the township later on when we have to make repairs
28 to that road, replace that road.

29 And so I wanted, I wanted some discussion or, at
30 least, to kind of outline some of those points which I

1 consider, you know, A, talking points that should be weighed
2 as we come into our decision on this matter.

3 You know, one of the things with regards to -- There
4 was some discussion about traffic. One of the things about
5 traffic that we learned in our discussions with the Riverside
6 school system is that, you know, that's a state route out
7 there. The traffic is going to be significant because the
8 school's along 608 but it appears to be not a factor for both
9 the state nor, I guess, a legal review, although it certainly
10 is always probably a factor for our consideration, and I think
11 it makes a difference. I think residential property, maybe
12 not so much traffic. A restaurant, going to have a lot of
13 traffic.

14 CHAIRMAN GALLOWAY: To your point, it depends on
15 what the commercial use is.

16 MS. LUHTA: Right.

17 MR. MALCHESKY: Absolutely.

18 CHAIRMAN GALLOWAY: Would determine what the traffic
19 is.

20 MR. MALCHESKY: And we don't -- We never know what
21 we're going to get.

22 CHAIRMAN GALLOWAY: Well, other than what's in our
23 table.

24 MR. MALCHESKY: Other than what's in our table.

25 MS. LUHTA: Right.

26 MR. MALCHESKY: Nothing further right now.

27 CHAIRMAN GALLOWAY: Connie, do you have any
28 comments?

29 MS. LUHTA: No, other than the fact that commercial
30 does generate more traffic, usually.

1 CHAIRMAN GALLOWAY: You know, I have some, I have
2 some thoughts on all of this as well. I think they're similar
3 to yours.

4 MS. LUHTA: Yeah.

5 CHAIRMAN GALLOWAY: The first is that, I mean, when
6 I look at this application -- And let me make clear to those
7 at home, this application is in front of the Board of Trustees
8 because an application was submitted by Mr. Sommers on
9 February 24th. This is the end of that process. There has
10 been some communiques flying around that sort of try to
11 insinuate that this is somehow either Trustee initiated or
12 somehow a Trustee scheme or plan. The Trustees did not
13 initiate this. Any person who owns property or has a business
14 or is a resident can have an -- submit an application for a
15 zoning text amendment.

16 MS. LUHTA: Right.

17 CHAIRMAN GALLOWAY: And that process has been
18 followed legally and that's why it went, as Mr. Malchesky
19 previously outlined, it started with the Planning Commission
20 with their public meetings and then it went to the Zoning
21 Commission and their public hearings and public meetings and
22 now it's before the Board of Trustees. So I find insinuations
23 otherwise to be a bit disingenuous.

24 But I start with the Town Hall Neighborhood and the
25 history and why we did Town Hall Neighborhood, why we created
26 that years ago, almost a decade ago, and that was to try to
27 soften some of the uses in this area and from the -- because
28 this was previously zoned commercial and it still is owned
29 commercial. But the Town Hall Neighborhood was created as an
30 effort to, to be more of a softer commercial use between the

1 Quail Hollow PUD, which is a rather dense PUD.

2 MR. MALCHESKY: It's the densest part of Concord
3 Township.

4 CHAIRMAN GALLOWAY: And manufacturing to the west,
5 the highway to the north, the B-2 business district, that is
6 the properties that are zoned to the east. The idea was to
7 create that and, of course, Town Hall Commons were created to
8 try to create a zoning classification that allowed some softer
9 commercial uses that would transition and blend well into the
10 residential in the area. And I think that the goals behind
11 that were correct and I think that they were primarily
12 successful.

13 Now, no one really knows because we haven't had any
14 real -- any projects come forward as it relates to any of this
15 property in Town Hall Commons, Town Hall Neighborhood and,
16 frankly, even really in the B-2 along Ravenna Road. But just
17 for the record so everybody understands, that area between the
18 bike path north to I-90, through this stretch of Ravenna and
19 then on either side of 608 between the bike path and then down
20 almost to where the 608 bends at the highway, that's all zoned
21 commercial.

22 So I try to look at the application as it relates to
23 that, you know, and what -- does it fit within what is, what
24 we were attempting to do because it is a departure from the
25 Town Hall Neighborhood history? It is, you know --
26 Residential by itself does not stick out. If the
27 zoning amendment or text amendment -- sorry -- was approved,
28 residential by itself would not stick out because there is
29 high density residential all around us.

30 That said, we come back to best uses of land. We

1 come back to, you know, what we feel the best uses are of
2 those properties. As an example, I mean, I voted no on the
3 rezone of the parcel to R-1. Was it a month or two ago, a
4 month ago?

5 MS. FREEMAN: Yes, it was.

6 CHAIRMAN GALLOWAY: The applicant was here before
7 us. And I did so because I didn't think it should be spot
8 zoned out. And I lost that vote. It is what it is. I
9 thought it should have remained in the Town Hall Neighborhood
10 District. I think that when I look at this, and Mr. Sommers
11 has provided a -- I guess there is a, somewhere along the way
12 there was a -- maybe it was from the Planning Commission --
13 there was a little drawing of a possible, what it would look
14 like on the Spear property on the south based on the zoning
15 text that he has proposed.

16 You know, the interesting thing about this
17 application and Mr. Sommers' activity is we, we rediscovered
18 that there is a historical cemetery on that property in the
19 south, is it southeast corner of the property. And so I think
20 to myself, okay, currently -- And you listed all the
21 commercial uses that could be used on this property. The
22 historical nature of that cemetery, along with some of those
23 commercial uses, probably wouldn't be terribly proper now that
24 we know that it's there or we would have to be very sensitive
25 to it, I think, in terms of a future development plan of a
26 commercial property.

27 In addition, I think of the, I think of the Quail
28 Hollow folks, just on the communications that I have seen from
29 some of them, you know. I understand the desire to have
30 nothing happen behind one's home. I also remember the

1 discussion that we had over here with Mr. Zappitelli's desire
2 to want to create an ice cream shop, seasonal hot dog,
3 whatever he was thinking of. That was, that was a soft
4 commercial use that was adamantly opposed by folks at Quail.

5 So my question, you know, I think to myself, is,
6 okay, we don't want commercial, we don't want residential.
7 Something has to be aligned there. It seems to me that on the
8 Spear property a residential -- and I'm not, I'm not endorsing
9 this but I am saying a soft residential use would probably be
10 preferable to residents than the potential of a plaza with
11 loading docks and dumpsters and things of that nature and
12 flood lights. And I base that on the fact that I have sat in
13 the room and had other conversations with residents in Quail
14 about commercial developments and being opposed to them.

15 MR. MALCHESKY: Sure.

16 CHAIRMAN GALLOWAY: So from that standpoint,
17 Mr. Sommer's project on its face value seems like a softer
18 potential use on that property with less stormwater impact
19 with -- versus what a commercial development would be with all
20 the impervious, potential impervious surface space for parking
21 lots and things of that nature.

22 But that being said, I would also say that this is
23 not a rezone of that Spear property. This is a zoning text
24 amendment, and that zoning text amendment affects the entire
25 Town Hall Neighborhood. And I think when extended over to the
26 north side of that, the properties on the north side of
27 Concord-Hambden, that does create a whole different scenario
28 as it relates to usage. The property on the north side seems
29 much more applicable to those soft commercial uses as outlined
30 in our Town Hall Neighborhood text.

1 Now, there are still no actual projects for that
2 property in front of us or we have seen of any kind. So that
3 certainly, residential, even if the text is added, does not
4 guarantee that that property would be developed as any sort of
5 residential use because those commercial uses would still
6 remain. So somebody would be able to do now any of those
7 items within the zoning text.

8 That said, it would seem that the market right now
9 is driving in this area of residential uses since we all know
10 that we have not had much in the way of commercial requests in
11 property in this corridor other than the, aside from
12 Mr. Zappitelli's interest, the storage unit interest that was
13 a couple years ago down here on one of the B-2 properties.

14 MS. FREEMAN: Correct.

15 CHAIRMAN GALLOWAY: Which was rejected by the BZA,
16 rightfully so. So I think, you know, there is, there is
17 double edged sword in this text. I do think the stormwater
18 impact would be less with a residential development than, say,
19 some of those commercial developments that you outlined, Paul.

20 MR. MALCHESKY: And I think one of the, one of the
21 biggest commercial developments, if there is going to be
22 something in what we do here, often is these residential care
23 facilities or hospice care facilities, you know, something,
24 you know, something in that type of commercial nature that --

25 CHAIRMAN GALLOWAY: And there have been inquiries in
26 the past.

27 MR. MALCHESKY: Those are, well --

28 CHAIRMAN GALLOWAY: About those very uses.

29 MR. MALCHESKY: You saw what was over there in, in
30 Capital Parkway, over by Capital Parkway, you know, and Vista

1 Springs.

2 MS. LUHTA: Yeah.

3 MR. MALCHESKY: Something like that, which is
4 significantly bright and a lot of, a lot of asphalt.

5 CHAIRMAN GALLOWAY: We do know there have been
6 inquiries in the past on both the Osborne and Spear properties
7 from the assisted living --

8 MS. LUHTA: Yes.

9 CHAIRMAN GALLOWAY: -- skilled nursing, all those
10 types of looking at those properties for those potential uses.
11 None have come to pass but there have been inquiries in the
12 past.

13 MR. MALCHESKY: The, I just, you know, the
14 attraction of those over here in that area is because of the
15 Fire Department.

16 MS. LUHTA: Right.

17 MR. MALCHESKY: The Fire Department is here. It
18 makes it a quick transition from the fire station to the
19 facility to the hospital and that's where those inquiries come
20 from.

21 CHAIRMAN GALLOWAY: I do want to address some of
22 the -- I think it's in this email that went out, just really
23 quick, saying Trustees will increase taxes if this is
24 approved. Trustees don't increase taxes. Taxes in townships
25 are always voted on by the people. The nine acre development
26 certainly would not have an impact, be it commercial or
27 residential, on having some massive tax increase pressure as
28 is insinuated in this email.

29 Again, I would reiterate it's not our, not our
30 initiative.

1 The traffic numbers that are in here are not
2 necessarily accurate because it would really depend on what
3 the commercial uses would be which would determine what those
4 commercial traffic uses would be.

5 There is a comment in here about the backs of homes
6 showing which would be, I guess, ugly, as it was quoted. I
7 would point out that the Quail Hollow or the adjacent Quail
8 Hollow condo development or whatever that is -- is it condos?
9 I guess it's condos -- in the R-3 that's right next door has
10 properties that back up to Concord-Hambden, so that's not
11 something that's not unheard of along there.

12 There is an issue in here that says the Trustees are
13 trying to rationalize -- we are not trying to do anything of
14 such a sort -- in terms of losing commercial property. Again,
15 it's not our initiative. I would just, you know --

16 So I have reviewed everything in terms of the
17 application and the public hearing and the minutes and all
18 that. And was there a motion?

19 MR. MALCHESKY: There is a motion, there is a
20 second, and we're in the middle of our discussion.

21 CHAIRMAN GALLOWAY: That's what I thought. Okay.
22 So what I am going to do is, if there is any other discussion
23 on the matter --

24 MS. LUHTA: No, you've said it.

25 CHAIRMAN GALLOWAY: I know.

26 MS. LUHTA: You've said it all.

27 CHAIRMAN GALLOWAY: But I feel like this is
28 something we need to have --

29 MS. LUHTA: Right.

30 CHAIRMAN GALLOWAY: -- you know, items on the

1 record --

2 MS. LUHTA: Absolutely.

3 CHAIRMAN GALLOWAY: -- as to why and how and what
4 people are thinking as it relates to how they may or may not
5 vote.

6 So I will go ahead and call this vote. I will need
7 a roll call, please, Mr. Rose.

8 MR. ROSE: Yes, sir. Mrs. Luhta?

9 MS. LUHTA: Yes.

10 MR. ROSE: Mr. Malchesky?

11 MR. MALCHESKY: No.

12 MR. ROSE: Mr. Galloway?

13 CHAIRMAN GALLOWAY: No.

14 MR. ROSE: Not approved, two to one.

15 CHAIRMAN GALLOWAY: That's going to move us into New
16 Business.

17 MR. MALCHESKY: You forgot Rec Department.

18 MR. ROSE: You've got Rec Department and Concord
19 law, sir.

20 CHAIRMAN GALLOWAY: Oh, I skipped right over them.
21 I am sorry, Deb. Rec Department, what good things do we have
22 going on?

23 MS. ESKER: Lots, lots. Good evening, everybody.
24 Welcome, Andy. Congratulations, Connie and Mike. Hey there,
25 guys.

26 I am happy to report that the Concord Township
27 Recreation Department is offering residents an enjoyable
28 variety of classes and events this May. We've got a Pound!
29 exercise class with weighted drumsticks on Monday evenings,
30 Martial Arts on Tuesday and Thursday evenings, learn how to

1 create a stained glass art heart shaped sun catcher or
2 keepsake box on Tuesday evenings, or relax and simply have fun
3 in our Get Calm and Color On class on Tuesday mornings. Take
4 Tai Chi classes on Wednesday evenings. Learn to Jitterbug
5 with the Triple Step Swing classes also on Wednesday evenings.
6 Kids will enjoy the next cooking class, Picnics and Parties,
7 on May 14th. And the Kids Summer Art Camp begins the week
8 of May 29th.

9 To sign up for a class, go to Concordtwp.com and
10 click on the Community Recreation Registration link or call
11 the Recreation Department for assistance.

12 Earlier this afternoon, our 55 Plus Group painted
13 poppy masterpieces during our popular Paint and Punch
14 gathering sponsored by the Concord Village Skilled Nursing and
15 Rehabilitation. Our next 55 Plus Group gathering is all about
16 moms. Our annual Mother's Day tea will be held on Wednesday,
17 May 16th, where ladies will be treated to a royal high tea and
18 the Sweet Adelines will serenade our guests.

19 The Library Book Club continues to meet at the
20 Community Center the third Wednesday of the month. This
21 month's book selection is *Saving Cee Cee Honeycutt*, by Beth
22 Hoffman. Copies of this book are available for loan from the
23 Community Center, so just stop by to pick one up.

24 And May 19th is all about weddings. If you're
25 attending the Royal Wedding of Prince Harry and Meghan Markle
26 at St. George's Chapel in Windsor Castle, then dilly, dilly.
27 But if you are in town on Saturday, May 19th, then stop by the
28 Community Center for the We Thee Wed Bridal Resale Event at
29 the Concord Community, Community Center from 10:00 a.m. to
30 1:00 p.m. and peruse gently used wedding and reception

1 supplies from recently married couples. And brides may even
2 find the dress of their dreams for only \$50.

3 The Old Stone School will be open on Sunday,
4 May 27th, from 3:00 to 5:00 p.m. for free guided tours. It's
5 worth adding this experience to your Memorial Day weekend
6 plans and get a first-hand view of Concord's early days. The
7 Old Stone School serves as Concord's historical museum with
8 fascinating displays about the farms and early business of our
9 township.

10 And be sure to save the date of August 11th for
11 Concord Community Day. Planning is under way, and if you'd
12 like to be involved, we'd love to hear from you. Applications
13 for parade participants, Citizen of the Year nominations and
14 Community Day scholarships are available on our website, at
15 the Community Center and also at Town Hall from the little
16 rack outside.

17 Concord Township's Bicentennial Planning Committee
18 met on April 18th to begin discussions on our township's
19 bicentennial celebration in 2022. The meeting yielded a
20 plethora of creative and exciting ways to celebrate our
21 upcoming milestone. The next meeting is scheduled for
22 June 20th at the Old Stone School.

23 Look for the Summer 2018 edition of the Concord
24 Grapevine in your mailbox this week. It is packed with
25 information from township departments and includes the
26 Recreation Department summer class schedule, as well as the
27 summer concert series lineup and the Concord Community Day
28 schedule right on the front page. Be sure to read this
29 edition from cover to cover and stick it on the fridge. It's
30 a keeper.

1 Check your email inboxes for the May edition of
2 Concord Township's monthly electronic news blast, the
3 E-Grapevine, this Friday. It contains township information
4 you may find helpful specifically for the month May. You can
5 sign up to receive the e-Grapevine at Concordtwp.com or simply
6 call the Recreation Department and we'll help you through it.

7 And I am happy to report that the telephone issues
8 that we've been experiencing at the Community Center have been
9 resolved. We upgraded our internet service plan and our
10 internet speed significantly improved. It went from about 1.2
11 megabits per second to over 100 and it made all the difference
12 in the world. So thank you for your patience as we had this
13 issue resolved. We are good to go.

14 So more information, if you need more information on
15 the Recreation Department, please contact us at (440) 639-4650
16 or visit Concordtwp.com. Thank you.

17 CHAIRMAN GALLOWAY: Thanks, Deb.

18 Concord law enforcement.

19 LIEUTENANT REED: Good evening.

20 MS. LUHTA: Good evening.

21 CHAIRMAN GALLOWAY: Good evening.

22 MR. MALCHESKY: Good evening.

23 LIEUTENANT REED: I am here to report on the calls
24 for service and activities that the Sheriff's Office handled
25 in the month of April. There was 1,376 calls for service
26 handled by the Sheriff's Office. Those included three injury
27 accidents, 13 property damage accidents. Arrests that we had
28 included an adult male arrest for OVI, a juvenile male arrest
29 for domestic violence, a juvenile female arrest for domestic
30 violence, an adult male arrest for disorderly conduct, an

1 adult male arrest for OVI again, an adult male arrest for
2 domestic violence, and an adult male arrest for domestic
3 violence.

4 We had 287 crime prevention cards, 27 citations were
5 issued, 105 written warnings, three driving under suspension,
6 three operating a motor vehicle while intoxicated. We had one
7 assault that we handled, two burglaries, five drug complaints,
8 two sex offenses, 11 theft incidents, and two vandalism.

9 And my words of wisdom for everybody is that the
10 weather is going to be getting nice here. Keep your cars
11 locked up. Keep your valuables out of the vehicles because,
12 in these dark neighborhoods, it only takes a few minutes for
13 someone to rifle through a number of cars and, if they're
14 unlocked, you only make it easier for them. That's all I have
15 for you.

16 CHAIRMAN GALLOWAY: Thank you, Lieutenant.
17 Appreciate it.

18 MR. ROSE: Thank you, Lieutenant.

19 CHAIRMAN GALLOWAY: All right. Audience portion.
20 Depending on the volume, I might limit it to -- But come on
21 up.

22 MR. PESEC: Hello. I'm John Pesec. I live at
23 11705 Cali Court. I want to report that I am pleased with the
24 outcome of the vote and encouraged by the thoughtfulness that
25 went into the discussion and the decision.

26 I would like some clarification from the Trustees
27 about the value of commercial property. Mr. Malchesky had
28 some things to say about commercial property having lots of
29 stormwater issue, traffic, not much in the way of tax revenue.
30 And so I would like to hear what your feelings are. I know,

1 in general, the wisdom is it's important to have commercial
2 property in successful neighborhoods and successful
3 communities, and one of the big examples is Beachwood, which
4 has done a great job of managing residential development and
5 commercial development in a way that gives their community
6 lots of money to do lots of good things and, at the same time,
7 have plenty of happy homeowners.

8 So the more you can do to clarify for us your
9 position on that, I think it would be helpful. Thank you.

10 CHAIRMAN GALLOWAY: Come on up.

11 MR. GLIEBE: Good evening. Ron Gliebe, 7223 Hunting
12 Lake Drive. Again, I want to thank the Trustees for the vote.
13 It's been a concern of ours. We sent emails. We've been at
14 other meetings. You know our concerns. Apparently, you have
15 addressed those concerns. I had a couple notes. I guess
16 those notes now are a moot point. Thank you very much. I am
17 hoping that that property can still be developed, that is, in
18 a workable situation for all concerned. Thank you.

19 MS. BREWSTER: Denise Brewster, 7207 Alexander Road.
20 I wanted to first thank you for the vote. I really enjoyed
21 hearing your thought process and it really sparked some ideas.
22 I actually had a conversation earlier today with one of the
23 Trustees about, you know, making this a win-win and trying to
24 find ways that our Quail neighbors, if they prefer
25 residential, that there is a way around that without having
26 the high density, so maybe we can work toward something like
27 that.

28 In the meantime, I just wanted to comment that the
29 baseball field is in spectacular shape. I have never seen it
30 in better shape. But I do know we have a shortage of fields

1 and I wonder, are there plans to add some more next year? So
2 I just -- if that can be addressed at some point.

3 And then the historical cemetery, if you could
4 provide the residents some more information, that sounded
5 pretty interesting -- what's involved -- because this is the
6 first time I am hearing it and is it something we need to
7 protect.

8 Okay. And then let's see. Just to continue to work
9 toward responsible zoning and, you know, making sure residents
10 are heard and I appreciate being heard. Thank you.

11 CHAIRMAN GALLOWAY: You don't have to raise your
12 hand. You can just come on up. It is not school.

13 MS. DEL BANE: I am Jeanette Del Bane,
14 11411 Labrador Lane. I was very surprised to hear that there
15 is that little cemetery area there. I don't know if it's
16 possible or how it would work but maybe the Trustees could
17 think about buying Betty Spear's property, making the cemetery
18 as a focal point and using that as a park area. We've got the
19 gazebo. We've got some of the soccer fields. We've got the
20 baseball field. But maybe you could consider -- And I don't
21 know what it would cost. I don't know if it would be feasible
22 -- but possibly the township purchasing this area and turning
23 it into a township park featuring that cemetery there with
24 maybe a bocci court or -- I don't know exactly what the
25 configuration would be. But maybe something of that nature
26 would resolve the issue of that property there that does have
27 some, some water problems, is quite narrow, some ecological
28 problems there. And in light -- And I think a lot of the
29 people here today were quite surprised to find out there is a
30 historical cemetery there, so maybe that could be considered.

1 That's all. Thank you.

2 CHAIRMAN GALLOWAY: Thank you.

3 MS. LUHTA: Thank you.

4 CHAIRMAN GALLOWAY: Anybody else? No, okay.

5 May I?

6 MR. MALCHESKY: Yeah. I will address some, too.

7 MS. PESEC: I wanted to say something. I thought he
8 was getting up to --

9 CHAIRMAN GALLOWAY: Oh, sure, come on down.

10 MS. PESEC: It is now your duty to adjust the
11 microphone? Sorry.

12 MR. ROSE: That's all right. There you go.

13 MS. PESEC: Vanessa Pesec, 11705 Cali Court. Thank
14 you very much for the thoughtful discussion and the vote. I
15 know that the Zoning Commission had put on pause their
16 discussion of the Town Hall Neighborhood and potential
17 rezoning of that area. And I would ask that maybe instead of
18 doing it in that formal setting where they do have an audience
19 portion after they've had their discussion, that instead we
20 actually put together a small committee of people who would
21 like to be part of that committee, especially those who are in
22 the area and who would be affected by zoning of these two
23 properties.

24 Paul, you suggested some of those uses might not be
25 appropriate there. Maybe we should separate the two parcels
26 out and do something differently with one versus another.
27 Maybe we should take one of the uses out that might create a
28 huge amount of noise or problem. There is lots of different
29 things that we should do. But I suggest that we put together
30 a committee and that we use data and economic analysis to

1 really see what does the township need in terms of revenue
2 when it's built out, not just now, but when everything is all
3 built out and take a look at what some of the uses might be
4 and everything, but work together as a community in an open
5 forum as opposed to trying to do it through the Zoning
6 Commission and then having some audience participation at the
7 end. It would be much more useful to have interactive
8 discussions, especially with those people who would be
9 affected. Thank you.

10 CHAIRMAN GALLOWAY: Thank you.

11 Going once, going twice.

12 To answer the first gentleman's question, you know,
13 my position on commercial development has been very clear. I
14 know I was happy to see I was quoted repeatedly in here as to
15 the value of commercial development in the email that went
16 out. As I have said all along, we need to -- We have about
17 8 percent of our township is zoned commercial and that we need
18 to maximize it so that we have balance in our tax revenue.
19 That's always been my position.

20 The, you know, the commercial development, you use
21 Beachwood. I like to use Independence as an example. Concord
22 is never going to have that level of commercial development
23 within our community. We don't have that much commercial
24 footprint. But in order to have long-term, sustained balance
25 in our tax revenues, it's wise to have maximizing our
26 commercial development where it exists. Although I did feel
27 in this case that, potentially, the Spear property would
28 benefit maybe better with a residential use, it wasn't a
29 rezoning of that particular parcel. It was a zoning text
30 amendment which affects all parcels under that zoning text.

1 MS. LUHTA: Right.

2 CHAIRMAN GALLOWAY: And one thing I would say, Ron,
3 to your comments, is I just, for folks in Quail, we have, you
4 know, you may -- Things along these two corridors, whether
5 it's 608 or Ravenna, you know, undoubtedly over time there
6 will be more and more things that will come forward. There
7 are always things here and there that people, you know,
8 whether it's a nursing home or in this case a zoning text for
9 residential or Mr. Zappitelli with an ice cream shop, people
10 want to, you know, occasionally, they look at these, this
11 area. It's not hot in terms of commercial interest, it's just
12 not, because it doesn't meet what most commercial entities are
13 looking for in terms of traffic and location. Despite what
14 some think, there is really no traffic on either, especially
15 on Ravenna, that works to generate for what most commercial
16 developments are looking for.

17 So I think, you know, right now the commercial
18 development is going to be over in the corridor, you know,
19 unless some one-off, like a law office, or somebody wants to
20 build over here. I think we all need to prepare yourselves
21 for the idea that somebody may come along and fit within that
22 use that Mr. Malchesky outlined, and those are permitted uses.
23 They are, I think, soft uses. And I think, I think it would
24 be good if folks, you know, looked at that and examined those
25 use lists and realized that this property along Quail and up
26 608 and Ravenna is zoned, you know, mostly commercial. Now,
27 you know, it's not heavy industry or anything like that. But
28 I just say that because we know that, from time to time,
29 people inquire about it.

30 Denise, you asked about --

1 MR. MALCHESKY: Let me just add to your commercial
2 comments. You know, keep in mind with regards to the
3 property, the property is only going to be valued what the
4 building value is. And so the piece of property, if it's a
5 \$50,000, \$50,000 value of acreage and you build a residential,
6 a residential home that's \$500,000 or a commercial building
7 that's \$500,000, the same amount of tax is going to be
8 generated.

9 The difference or the point I was making is if it's
10 inside -- generally, the more -- commercial buildings are
11 generally a little bit greater than single-family homes so
12 that there is some more property taxes generated. But if it's
13 inside that corridor of the JEDD, well, it's a different, it's
14 a different ball game. It is more like a city than in a
15 township and not only are you generating property taxes but
16 you're generating income taxes out of that, that revenue. And
17 that is what, I guess, in a sense, defeats the Ponzi scheme of
18 these neighborhoods that we have that we don't have enough
19 revenue to go ahead and cover for those streets as those
20 streets deteriorate if it's a long road.

21 You know, we're spending lots of money in Quail
22 Hollow right now, so that's -- we're basically covering a
23 square acre in concrete this summer in Quail Hollow.

24 CHAIRMAN GALLOWAY: Well, I would say that we've got
25 earmarked, over last year, this year and next year, about
26 \$700,000 in road repairs in Quail Hollow.

27 MR. MALCHESKY: Yeah.

28 CHAIRMAN GALLOWAY: Now, I can assure you, you know,
29 I get emails and calls from people that say, "I pay taxes and
30 my road should be this, that and the other thing." You can

1 take all -- I can take 20 years of taxes from all the streets,
2 all the houses on that street, those streets in Quail Hollow,
3 take the portion that goes to the road levy and take out the
4 amount that's used for snowplowing, salting and everything
5 else and then divide that down into the, if you will, the
6 buckets that revolve around road repair, 20 years of taxes for
7 every house on that street would not ever cover that project
8 in cost.

9 That's the problem that communities have as it
10 relates to why Paul calls it a Ponzi scheme as it relates to
11 roads in communities like Concord. You take new developments
12 that come in, the increased revenues that are generated on
13 those new streets and those new neighborhoods that you don't
14 have to deal with for 20 years, you take that money and you
15 start fixing the old ones. The old houses, the old
16 neighborhoods aren't generating enough revenue to pay for
17 their own, their own street repair.

18 And so you're, in essence, you know, stealing from
19 Paul to pay Peter. And eventually, as with all Ponzi schemes,
20 eventually there's no new investors, i.e., there is no new,
21 there's no new developments and roads. And that's what you
22 see in places on the west side of Lake County, Wickliffe,
23 Willowick where they have to continually do higher and higher
24 and higher road levies because they're built out, they have no
25 new developments coming in, they have no new residential
26 growth.

27 At some point, Concord Township will face that.
28 It's 20 years down the road, probably, 25 years down the road.
29 But mark my words. At some point, Concord Township will face
30 that where there will be no further, you know -- Residential

1 growth will be old, like those west side cities, and those,
2 the revenue there to fix all the streets will not be able to
3 be generated under the current taxing schemes that we have
4 within the township.

5 So that's one of the values of commercial
6 development, in that, it doesn't create a lot of residential
7 roads and things of that nature which are eventually future
8 costs to the taxpayers of the township, which is why we put a
9 big emphasis on commercial development, on maximizing what we
10 have.

11 MR. MALCHESKY: But it's also got to be in the right
12 place sometimes.

13 MS. LUHTA: Absolutely.

14 CHAIRMAN GALLOWAY: Absolutely.

15 MR. MALCHESKY: And we are talking about -- This
16 particular property here is talking about this transition. Is
17 it right here or is it wrong here? You know, the Spear
18 property is different than the across the street. I think the
19 corners are different than in the middle of the road
20 somewhere. And, you know, that, that involves planning.
21 That, that involves, you know, discussion that talks about how
22 the township has built out over the, you know, last 10 years,
23 last 15 years, last 20 years.

24 CHAIRMAN GALLOWAY: And I would say to Vanessa's
25 point, I mean, I think that's what we attempted to accomplish
26 back in 2009 with the Town Hall Commons, Town Hall
27 Neighborhood zoning.

28 MR. MALCHESKY: Sure.

29 CHAIRMAN GALLOWAY: Sort of a blend. I do think
30 that, you know, the Town Hall Neighborhood zoning references

1 residential use. It doesn't define it. It doesn't, you
2 know -- And that's a problem.

3 MS. LUHTA: Yeah.

4 CHAIRMAN GALLOWAY: That's a problem that's been
5 identified through this process. So I would say from that
6 standpoint, again, because the classification is called "Town
7 Hall Neighborhood," which does reflect some level of potential
8 residential use within a commercial zoning.

9 I mean, I think the Zoning Commission should
10 continue with their work sessions. I like having them on TV.
11 I like having them public as opposed to a small committee
12 sequestered off. And I would encourage folks to provide their
13 comments and feedback to that working body. There is no
14 timetable on what they're doing. So I would encourage that
15 process to continue.

16 Denise, you mentioned something about the ball
17 fields. First of all, the cemetery, it's the Stickney family.
18 Is that right?

19 MS. LUHTA: Yeah.

20 CHAIRMAN GALLOWAY: The Stickney family, I think
21 there are three or four graves there. So it's not a big
22 cemetery but there's a family plot there that was -- we were
23 made aware of and I think, you know, that now we -- now we're
24 all very well aware of.

25 MS. BREWSTER: What does it date back to?

26 CHAIRMAN GALLOWAY: It's early, early, mid 1800s, I
27 believe.

28 MS. BREWSTER: Really?

29 MS. LUHTA: Oh, yeah.

30 CHAIRMAN GALLOWAY: Yeah. So you also asked, and

1 I'll answer really quick, your question on ball fields. We
2 have instructed Frank, he is in the process of planning a
3 second ball field over here by the existing ball field and he
4 is in the middle of that. We hope to actually get that
5 constructed this year.

6 In addition, we are getting ready to engage, now
7 that we have a new Administrator on board after a few months
8 of suffering through me as Admininstrator -- Thank you for
9 terminating me last meeting while I was gone, by the way.

10 MR. MALCHESKY: It felt really good. It felt really
11 good.

12 CHAIRMAN GALLOWAY: Such a relief. So --

13 MR. MALCHESKY: A long time coming.

14 CHAIRMAN GALLOWAY: We're going to be looking at the
15 recreational plan and it's really going to revolve around this
16 campus but mostly the property that we own on the south side
17 of Concord-Hambden where the soccer field is now and the red
18 barn, the schoolhouse. We own 10 acres over there and the
19 township has slowly acquired all that land with the purpose of
20 eventually some day, you know, putting in recreational
21 components. We have taken out a couple of the houses we have
22 purchased. So we're going to get into that process starting
23 this year in terms of, you know, are we looking at maybe some
24 tennis courts, maybe a second field. Pickle ball courts seem
25 to be popular in Mentor, another ball field, all of that. So
26 that's going to be a comprehensive look at how we can use that
27 property.

28 Jeanette, that comes right into your questions about
29 the Spear property. I can't really comment about acquiring
30 something that's, I think, under contract. But I would say

1 the down side to that is, if the township acquires it, it
2 takes it off the tax rolls, which defeats the whole purpose of
3 maximizing the commercially owned property and its tax
4 benefits to the community. So that's a double-edged sword.

5 MR. MALCHESKY: I would add one other concern, is
6 that, you know, the Metroparks wanted to put a greenway
7 through Quail.

8 MS. LUHTA: That's right.

9 MR. MALCHESKY: And, you know, maybe the park is
10 different than a greenway but we had a lot of angst with that
11 project or potential project occurring. And so I guess I have
12 some, some concern regarding the reaction to the greater Quail
13 development with regards to a park there, you know.

14 CHAIRMAN GALLOWAY: I like the idea of some more
15 recreational facilities over in this area around Town Hall, as
16 I just previously mentioned. I think it's a quality of life
17 issue for the township. I would say, as far as parks go, the
18 township is already, 15 percent of the township is already
19 owned by Metroparks, which is by far and away the most of any
20 community in the county. So I don't know that we need more
21 parks per se but, you know, maybe there's some recreational
22 opportunities in this area that we can look at as part of that
23 plan.

24 I think I tackled everything. So anything else,
25 Connie?

26 MS. LUHTA: No. You have tackled --

27 CHAIRMAN GALLOWAY: Award winning Connie Luhta.

28 MS. LUHTA: You have, you have tackled everything.

29 MR. MALCHESKY: I make a motion to approve the April
30 financial statements.

1 MS. LUHTA: Second.

2 CHAIRMAN GALLOWAY: All those in favor?

3 (Three aye votes, no nay votes.)

4 MR. MALCHESKY: And we need to set a public hearing
5 for the tax budget.

6 CHAIRMAN GALLOWAY: Did Amy give us a preference on
7 that?

8 MR. ROSE: June 6th.

9 MS. LUHTA: Yes. I think June 6th at 7:25, I
10 believe.

11 CHAIRMAN GALLOWAY: 6/6 but not at 6:00.

12 MR. MALCHESKY: I'm okay at 7:25.

13 CHAIRMAN GALLOWAY: At 7:25, let the record reflect,
14 there will be the annual tax budget hearing. Okay, that's
15 set.

16 Future meetings and announcements: May 9th, we
17 have, at 7:00 p.m, the BZA meeting right here at Town Hall.

18 On May 16th, there is Concord Community Day update
19 at 6:00 p.m.; at 6:30 there is Trustee office hours; and at
20 7:30 there is a Trustee meeting right here in this very room
21 on this very channel.

22 Any other meetings or announcements that I am
23 missing?

24 MR. MALCHESKY: No.

25 MR. ROSE: No, sir.

26 MS. LUHTA: Thank you.

27 CHAIRMAN GALLOWAY: Does anybody have anything else
28 for this body or for the township?

29 MR. MALCHESKY: No.

30 MS. LUHTA: No.

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CHAIRMAN GALLOWAY: Michael, anything?

MR. LUCAS: No, I don't have anything, Mr. Chairman.

CHAIRMAN GALLOWAY: All right. Very good.

MR. LUCAS: Otherwise, I'd have to bill for it.

CHAIRMAN GALLOWAY: I am going to go ahead and adjourn this meeting. Thank you, everybody, for being here. Have a great evening. The weather has finally turned.

(Whereupon, the meeting was adjourned at 8:44 p.m.)

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