

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING and PUBLIC HEARING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

November 6, 2018
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Morgan McIntosh, Chairman
Richard Peterson, Vice Chairman
Frank Schindler, Member
Susan Germovsek, Member
Hiram Reppert, Alternate Member

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning
Inspector
Michael Germano, Esq., Legal Counsel

Melton Reporting
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1 7:01 p.m.

2 CHAIRMAN McINTOSH: Good evening, and welcome to the
3 Concord Township Zoning Commission meeting for Tuesday,
4 November 6, 2018. A fairly full agenda tonight. So I would
5 like to -- The first item on our agenda will be the Site Plan
6 Review Application Number 37, Mr. Jim Ptacek, of Larson
7 Architects, on behalf of McDonald's Real Estate Company, is
8 requesting a site plan approval for the property located at
9 7575 Auburn Road.

10 Is the applicant here this evening?

11 MR. ESRY: Yes. All right.

12 CHAIRMAN McINTOSH: If you could just state your
13 name and address for the record for us, please.

14 MR. ESRY: Actually, I am stepping in for Jim
15 Ptacek.

16 CHAIRMAN McINTOSH: Okay.

17 MR. ESRY: My name is Ken Esry, E-s-r-y, Larson
18 Architects. I am here representing McDonald's this evening at
19 7575 Auburn Road. I am here with the owner/operator of
20 McDonald's, Mr. Ali Mandovi, by the wall, and the regional
21 manager, Mr. Dave Gnatowski.

22 I brought some PDF images on a thumb drive.

23 CHAIRMAN McINTOSH: Okay.

24 MS. FREEMAN: I am going to let you use this to
25 navigate, if that helps, or if you want to stand over here.

26 MR. ESRY: Oh, that helps.

27 I would like to start with some photos of the
28 existing site. The center image you're looking at is an
29 aerial photo of the site. The McDonald's restaurant is right
30 in the center. There are -- There is the Auburn Road to the

1 south of that and then 44 to the north. At the top of the
2 page, you see that. The BP gas station is to the left in the
3 image there. There is a Comfort Inn hotel to the right off of
4 that image.

5 There are three driveways into the site. There are
6 two halves of the site and each half is separated by a center
7 median, grass median that you see right there. The right half
8 is currently occupied by truck traffic right now. We're
9 proposing to combine the two halves at this site and create
10 many more efficiencies with that site by doing that. And, at
11 the same time, we're proposing to provide a double lane drive-
12 thru for the restaurant. Right now, there is a single lane.

13 There are three driveways to the site. Two of them
14 are clearly visible on this image, the one is off to the
15 right. We're proposing to keep those driveways. The one to
16 left, right in front of the restaurant, we're proposing to
17 narrow that driveway and make it a right turn exit only
18 driveway in order to better accommodate traffic on Auburn
19 Road.

20 So -- (cell phone) -- Excuse me.

21 The surrounding images that you see around the
22 periphery of the page are views, views to the site and around
23 the building, around the McDonald's building. Up in the upper
24 right-hand corner and down the right-hand side of the page,
25 you will see images of the existing McDonald's building. You
26 will see entrances to the, to the site off of Auburn Road to
27 the right, on the lower right corner, and images around Auburn
28 Road across the bottom of the page and then back into the site
29 near the BP gas station to the left, left center of the page
30 and back up to the building again, just context images.

1 Let me see. I'd like to go to the next page now. I
2 am not sure how to get to the next page.

3 (Whereupon, discussion was held off the record.)

4 MR. ESRY: While we're getting to that page, we
5 retained a landscape architect to design the landscape for the
6 site improvements. One of the initial observations from the
7 landscape consultants was that the existing plantings, they
8 are overgrown for the site. They are proposing -- or they're
9 causing some sight line issues to signs off of Auburn Road and
10 also sight lines for driveway access. And one of the things
11 that we're going to be doing as we -- as I show you the
12 landscape for the new site is providing a new planting scheme
13 which is not an overgrown, not an overgrown pallet of
14 materials.

15 Thank you.

16 MS. FREEMAN: Is it the same PDF or a separate one?

17 MR. ESRY: Yes. Which is more, more suitable to the
18 site.

19 MS. FREEMAN: That's so wierd. I feel like
20 something is wrong with our laptop. I don't get that.
21 They're just PDFs.

22 MR. ESRY: Yeah, that's strange.

23 (Whereupon, discussion was held off the record.)

24 MS. FREEMAN: I never had this happen before. They
25 do have paper copies in front of them if you want to refer to
26 that.

27 MR. SCHINDLER: Yeah, we do. That's okay. Just let
28 us know what page to go to. We're fine.

29 MR. ESRY: Okay.

30 MS. FREEMAN: You have a set in front of you, too.

1 MR. ESRY: I do, I do.

2 Thanks so much for your patience, folks. All right.
3 Well, maybe I can walk through the booklets that you do have.
4 The second page of your booklet continues with photographs of
5 the site looking at the views outside of the site along Auburn
6 Road and surrounding areas. And the scale of the, of the site
7 is a little smaller in this view but we're really wanting,
8 intending to show you what the sight lines are through Auburn
9 Road just to orient you to the context, which you may already
10 be familiar with.

11 But if you go to the third page, which is titled C1
12 in the lower right corner, this is our proposed site plan for
13 the modifications to the site. And as I was saying, what
14 you'll see is that the center median in our new site plan
15 scheme is removed and we are, we are combining the two halves
16 of the site and we are creating a double lane drive-thru which
17 moves across the back of the site and is accessible from the
18 far right entry off of Auburn Road.

19 We're expanding the parking on the site from,
20 essentially, 45 existing spaces right now to 74 spaces for the
21 site, which is quite an improvement for that as well.

22 MR. REPERT: But no trucks?

23 MR. ESRY: No, no intended truck parking for the
24 site is what we're, what we're suggesting.

25 MR. SCHINDLER: Okay. So will you have, will you
26 have signs out there indicating no truck traffic? The only
27 reason I have a concern, a lot of trucks come off the
28 interstate.

29 MR. ESRY: Okay.

30 MR. SCHINDLER: And they're always looking for

1 someplace quick to park.

2 MR. ESRY: Okay.

3 MR. SCHINDLER: And if they can get their rig in,
4 fine. But if they can't get parking for themselves, they will
5 take up 15 spots of passenger cars, and how are you guys going
6 to stop that?

7 MR. ESRY: So it may be prudent to put a sign saying
8 "No Truck Traffic" then.

9 MR. SCHINDLER: Big time, yeah, because I see that
10 all the time when I stop at fast food places where, whether
11 it's truck drivers and 18-wheelers or the landscapers coming
12 in with all their hitches with all their lawn mowers on the
13 back.

14 MR. ESRY: Okay.

15 MR. SCHINDLER: And they pull in there and take half
16 a dozen spots to go in and eat.

17 MR. ESRY: Okay. That's not very nice.

18 MR. SCHINDLER: It's not very nice.

19 MR. ESRY: Right.

20 MR. SCHINDLER: I thought the way you had it now
21 with the trucks having a spot was great, ideal for this
22 location.

23 MR. ESRY: Okay.

24 MR. SCHINDLER: But if all this changes like this --

25 MR. ESRY: Right.

26 MR. SCHINDLER: -- I think you are going to have
27 some problems big time.

28 MR. ESRY: This layout fit the goals for the owner/
29 operator better but we'll, we'll add the sign saying "No Truck
30 Traffic" then.

1 MS. GERMOVSEK: How would you deter the trucks
2 though? I mean, once they get in there, what are they going
3 to do?

4 MR. ESRY: Sure. Then, right now, the site
5 accommodates truck traffic for deliveries to the site,
6 deliveries of food, materials and things like that. And the
7 traffic pattern for truck deliveries is to come in that third
8 driveway, that driveway that takes you directly to the double
9 lane driveway and veer to the left and go, approach the
10 building and pull alongside the building. So we had done
11 truck turning radius studies that show that the size of the
12 truck which makes these deliveries can be serviced by these
13 radiuses.

14 Other unfamiliar truck traffic, we hadn't, we hadn't
15 accommodated for that traffic to enter the site. And these,
16 those deliveries would be made during off hours as well. So
17 as the delivery truck pulls up alongside of the building, it
18 does, it does park across proposed parking spaces; but since
19 it's when the restaurant is not open, it's not impeding or
20 obstructing anyone to make those deliveries.

21 Behind the -- Yes, sir?

22 MR. MANDОВI: If I may answer the question as well
23 -- I'm Ali Mandovi. I'm the franchisee at the location.

24 CHAIRMAN McINTOSH: Could you come forward just to
25 make --

26 MR. MANDОВI: Oh, sure. I want to answer your
27 question on the truck signage. To your question, sir, in
28 regard to the trucks, we have a different location that used
29 to have very few truck parking area and that's on the corner
30 of 306 and 90 right by 84 in Mentor. And when we rebuilt that

1 location two years ago, for that reason, we put a sign right
2 on the post that said "No Trucks, Please," and I was very
3 surprised that we did not have any trucks, none. Most truck
4 drivers, they tend to obey the law.

5 And so to your question, yes, they may come in and
6 they see the sign and they have to keep going and turn around
7 and get back on 44 and leave. And the word gets around very
8 quick. The words between the truck drivers, they get around
9 very quick that we cannot park there.

10 So that's, that's -- Since we've gone through that
11 experience, I don't see any issue with the fact that we put
12 the sign there and eliminate the semis coming through that
13 route.

14 MR. SCHINDLER: Thank you.

15 MR. ESRY: Thank you.

16 So you will also see, again, we're utilizing the
17 existing driveways off of Auburn Road. The far left on the
18 page that you see is being converted to a right turn only
19 driveway exit onto Auburn Road.

20 The sheet that you see in front of you also shows --

21 CHAIRMAN McINTOSH: Excuse me. I have a quick
22 question about that. I see that -- You can see you've
23 eliminated that one and you're making that one a right turn
24 only by the way you're cutting the curb very hard.

25 MR. ESRY: Correct, yes.

26 CHAIRMAN McINTOSH: You're still having a left turn
27 then out of what's --

28 MR. REPERT: The middle drive.

29 CHAIRMAN McINTOSH: Yeah, the middle drive. I mean,
30 what's the purpose of kind of just eliminating the one versus

1 the other? I mean, you said you're trying to improve traffic
2 flow on Auburn but we're still having left turn.

3 MR. ESRY: Right.

4 CHAIRMAN McINTOSH: Is the thought process and did
5 you do a traffic study that says that the left turn from that
6 middle part of it is a little -- Is it a better sight line?

7 MR. ESRY: We haven't done a traffic study. We're
8 being asked by the county to do a traffic study.

9 CHAIRMAN McINTOSH: All right.

10 MR. ESRY: So we will flush out issues like that.

11 CHAIRMAN McINTOSH: Okay.

12 MR. ESRY: Definitely.

13 CHAIRMAN McINTOSH: So there was -- Was there any, I
14 guess, to put a finer point on my question, was there any
15 specific thought process as to how you divided it up, the
16 access to these drive points, or is it just --

17 MR. ESRY: The main thought process was to, was to
18 preserve the existing curb cuts.

19 CHAIRMAN McINTOSH: Okay.

20 MR. ESRY: With our understanding at the moment that
21 we were utilizing the existing infrastructure and presuming to
22 accommodate for any backup traffic patterns with the thought
23 that they would be spaced far apart enough to accommodate any
24 backup traffic. We're being told by the county that it may
25 not be far enough apart. So that's what's precipitating a
26 traffic report that we're going to accommodate.

27 CHAIRMAN McINTOSH: Okay?

28 MR. ESRY: Does that make sense?

29 CHAIRMAN McINTOSH: Yeah.

30 MR. ESRY: Okay. All right.

1 There is a shed and trash enclosure to back of the
2 site that we're expanding in order to make it more useful to
3 the owner/operator as well.

4 And we're preserving as much green space and
5 landscape space as possible. I think we're -- Our ratio is at
6 about 10.1 percent of the paved area, which is done in
7 accordance with the Zoning Code as well, too.

8 Okay? Are there any questions about the site plan?

9 MR. PETERSON: Just one comment. I kind of agree
10 with Morgan having that a right turn only. I've come out of
11 there many times and I know a lot of people do turn left
12 because of the hospital and the businesses on Auburn Road.

13 MR. ESRY: Okay.

14 MR. PETERSON: And it would seem kind of confusing,
15 people coming around through the drive-thru and then not --
16 having to get over to the middle driveway. Just a comment.

17 MR. ESRY: Okay.

18 MR. PETERSON: I mean, it would be easier to have it
19 both directions there.

20 MR. ESRY: Okay. Thank you.

21 Again, I am sure it's another issue that will come
22 up with the traffic report as well and we will see more
23 conducive ideas with that.

24 The following page, which is C3, is just a detail
25 page which shows some details of the types of signs that we
26 are adding around the expanded drive-thru portion of the site.
27 One of McDonald's programs is to improve the signs on the site
28 and on the building with new LED technology, and these signs
29 that you see on the bottom of the page are new LED operated
30 digital menu boards. They're actually slightly smaller than

1 the existing menu boards, and the clarity and quality of the
2 lighting with those menu boards is far improved as well.
3 You may have seen other locations where McDonald's has
4 renovated their sites in northeast Ohio or even across the
5 state and you can see the difference directly.

6 MS. GERMOVSEK: So is this McDonald's more of a
7 to-go McDonald's, because you are going to have the two drive-
8 thrus, but then you've added additional parking spaces?

9 MR. ESRY: Well, we understand that many of the
10 patrons actually order in. They come and park and walk
11 inside. We are accommodating any additional traffic with the
12 double drive-thru as well. And the double, the double lane is
13 intended to serve possible additional traffic, which could
14 prevent additional stacking of cars that would otherwise be
15 more cumulous for one lane, one lane.

16 MR. SCHINDLER: Is McDonald's doing this just
17 because they're doing it nationwide or did they do a study on
18 this location to find out it's congested, it's not being
19 served properly? Is that why they're doing this or just
20 because it's going to be a general thing?

21 MR. ESRY: There's been a general movement
22 nationwide with McDonald's to renovate their sites and also
23 to, to clarify and to project their branding name and branding
24 image for now and into the future. And so that's precipitated
25 this renovation, as well as so many others that you've seen as
26 well, too.

27 MR. SCHINDLER: Okay.

28 MR. ESRY: So McDonald's has put a lot of thought
29 and effort into producing this brand, this image of
30 renovations -- and we'll see, we'll take a look at the

1 elevations of the building as well, too -- to go into their
2 sites and make these improvement. It hasn't been without a
3 whole lot of thought to do all of this, and it's been a
4 concerted effort with McDonald's on a national level to bring
5 this new branding image to each of their sites when possible.

6 MR. SCHINDLER: Well, doing it for this location,
7 for example, getting back to my concern about trucks, I would
8 assume that you get a lot of, probably, truck traffic at this
9 location. At least the couple times I've been there -- I'm
10 not a fast food fan but I have stopped and I have seen a lot
11 of trucks there and it seems to accommodate them. They seem
12 to be happy.

13 MR. ESRY: I see, yes.

14 MR. SCHINDLER: Because of the location, I guess,
15 and they can get in and out. Doing this, of course, would do
16 away with that. I know you're saying you're going to stop
17 them from going in there, but then I can see it causing maybe
18 more problems down the road because they don't have access.
19 You know what I mean?

20 MR. ESRY: A fair point, yes.

21 MR. SCHINDLER: So just a comment.

22 MR. ESRY: Okay. Thank you.

23 The following two pages, which are A2.0 and A2.1,
24 illustrate the renovations to the building elevations that
25 we're proposing. On A2.0, at the top of the page, you'll see
26 the proposed front elevation.

27 MS. FREEMAN: I thought I'd try.

28 MR. ESRY: Overall, overall, the color pallet that
29 we're using for the new renovations is a taupe color, taupe
30 colored color scheme with an umber colored plank tile at

1 strategic locations, and an aluminum colored or white colored
2 canopy and also a gray colored canopy. We're also introducing
3 a corrugated metal with the pallet of the building, too. And
4 I brought some samples to show, to show you.

5 MS. GERMOVSEK: Is the corrugated metal, is that the
6 top screening?

7 MR. ESRY: Yes, it is.

8 MS. GERMOVSEK: So it would cover --

9 MR. ESRY: Yes, it's along the parapet of the
10 building. And I'll show these to you right here. This is the
11 plank tile that you see on the branding wall, which is what we
12 call the feature elevation. It's oriented in a horizontal
13 orientation. It's umber, it's an umber tone.

14 We're also using a taupe color for the, for the main
15 field color of the building, which is the paint color of the
16 existing block on the building. There is also an EIFS product
17 above that, which is also the same, same taupe color as well.

18 And then there is a gray color which is, which is
19 the color of an accent band across the building and some of
20 the trellis work that you see on the elevations as well, and
21 also the color of the corrugated, the corrugated metal as
22 well, the metal which is near the parapet on the building,
23 too.

24 You'll also see that the new signs for the building
25 on the front of the, on the front of the building, you will
26 see the "McDonald's" name or word mark sign. This is an
27 internally illuminated LED sign slightly smaller than the
28 existing sign that's there right now, again, crisper lighting,
29 more pleasing to see. You will see the "M" arch logo which
30 appears at two locations, at the branding walls on the front

1 of the building and on the side entry, the nondrive-thru side
2 entry of the building as well, too. So --

3 We also have some lighting which, which is recessed
4 beneath the canopy, the canopies of the building, which is
5 oriented downward which helps to illuminate the building, and
6 also some upward fluid lighting which grazes the sides of the
7 building as well, too. So it will be a really, a really nice,
8 new clean look to the building.

9 MR. PETERSON: Is the "M" backlit with LEDs, also?

10 MR. ESRY: It's only internally illuminated.

11 MR. PETERSON: Okay.

12 MR. ESRY: But definitely, definitely recognizable.

13 MR. PETERSON: Right.

14 MR. ESRY: One of the elements of the brand image
15 that we want to keep.

16 MR. PETERSON: Right.

17 MR. ESRY: We are showing some screening of some
18 existing rooftop air handling units. A couple of the air
19 handling units do rise up above the parapet of the building,
20 so we're proposing to screen those with the additional use of
21 the corrugated metal material which is similar to what we're
22 already using on the parapet of the building, too.

23 Overall, we are removing the mansard look to the
24 building, the mansard roof, changing that image entirely and
25 going with the raised parapet. That's one of the most
26 distinctive elements of the new design and new branding image
27 that we're bringing to McDonald's as a whole as well.

28 MS. GERMOVSEK: The actual building is not being
29 enlarged though?

30 MR. ESRY: Not enlarged, no, no. Inside of the

1 building, we're, we're conducting renovations to the furniture
2 and finishes, changing those. We're creating modifications to
3 the restrooms to make those compliant with current ADA
4 accessibility regulations. And we're also, at this location,
5 we're renovating the kitchen, too, which is the main work
6 horse of the building, which is, which is actually going to be
7 one of the most beneficial things in order to provide the best
8 service to patrons.

9 Do you have any questions on the elevations, any
10 other questions?

11 MR. REPERT: Yes. On the -- Let me see which side.
12 On the north side where you have the drive-thru --

13 MR. ESRY: Yes.

14 MR. REPERT: Is there any entrance into the
15 building?

16 MR. ESRY: There is an entrance on that side. If
17 you take a look at that elevation, you will see a guardrail --

18 MR. REPERT: Ah.

19 MR. ESRY: -- with vertical stiles to it.

20 MR. REPERT: Yeah, okay.

21 MR. ESRY: And that's where that elevation -- So
22 we're preserving the existing elevation or entrance to that
23 building at that point.

24 Essentially, the building renovation is a backdrop
25 to what we're proposing for the landscape around the building.
26 And if you look at the next page, you will see, you will see
27 the plan for the landscape design.

28 MS. GERMOVSEK: Will this be closed during
29 renovation or it stays open or how does that work?

30 MR. ESRY: We're -- Do you want to field that?

1 MR. GNATOWSKI: I'm Dave Gnatowski, the area
2 construction manager for McDonald's Corp. To answer your
3 question, we will try to keep it open when it makes sense but
4 there will be times when we will have to close it, especially
5 with the kitchen renovations inside. Obviously, we are not
6 going to be able to operate the restaurant when we're
7 replacing kitchen equipment.

8 And really what Ken was saying and what Ali is going
9 to be doing here, your entire building inside is basically
10 going to, at some point, be gutted. It's going to get all new
11 state-of-the-art, all new seating and decor, a new lobby.
12 There will be kiosks.

13 And to kind of go back to what you were asking
14 before about drive, drive up, I think you are asking, is it
15 going to be like a drive up more only, you know? No, no, it's
16 the same as what we have now. We're going to be spending a
17 lot of effort on the inside and it's going to be entirely new,
18 something that you would be really pleased with, you know.
19 We're not -- No holes barred. Again, it's going to be like
20 somebody threw a bomb in there and blew it up, you know.
21 Everything's new, the floor gets ripped up, so everything is
22 brand new.

23 So, yeah, it's exciting, right, Ali?

24 MR. MANDОВI: Sure.

25 MR. ESRY: On the landscape plan, you will see, you
26 will see a variety of planting materials around the periphery
27 of the page which comprise the pallets of what the landscape
28 architect is suggesting. And we did retain a landscape
29 consultant based on the requirements of Zoning Code in order
30 to complete this.

1 The goals in mind with the landscape plan have been
2 to make the outdoor space more vibrant with color and more
3 interesting, add interest to the landscape throughout the
4 year. So with color, with foliage and deciduous trees, adding
5 coniferous trees and ornamental grasses and low plantings, the
6 thought, the thought and the goal from the landscape
7 consultant was to improve what is there already.

8 As I mentioned earlier in the presentation, the
9 existing landscaping is -- has overgrown the site at this
10 point. It has been sheared quite a bit to the point where it
11 has lost some of its ornamental value and it's -- the
12 plantings are really, essentially, too large for the spaces
13 that they're occupying right now.

14 The new plantings being suggested are more
15 appropriate to the size, to the sizes where they're being
16 planted. They're intended to not become overgrown. And the
17 yearly maintenance will be much, much easier to perform to
18 control that, too, and so it will look better throughout the
19 year and for several years to come, too. Okay? And those
20 were, essentially, the goals of the site for the landscape
21 design.

22 The following pages that you see are more technical
23 drawings related to the landscape design and then technical
24 engineering drawings related to the site plan from the civil
25 engineer. And if there are any questions on those, we can
26 address those as well.

27 The final page in the booklet that you have is a
28 lighting layout. It's a photometric lighting layout which
29 shows locations for new pole-mounted light fixtures. And, as
30 I said, these also are LED fixtures, new, modern technology,

1 crisper light, more attractive lighting and more controlled
2 lighting specifically. So all of the positions and the light
3 levels of the pole-mounted lighting are within, are within the
4 guidelines of the Zoning Code and we're being very careful to
5 control the light falloff from the perimeter of the site and
6 also to provide adequate and pleasing lighting within the
7 interior of the site, too. And this is all -- This all
8 supplements the lighting around on the building as well, the
9 sconce lighting that I had mentioned, too.

10 MR. REPPERT: On page C1.

11 MR. ESRY: Yes.

12 MR. REPPERT: On the -- In between the two main
13 entrances, between the two plantings, what is that big
14 semicircle?

15 MR. ESRY: That semicircle is an area of existing
16 green space that we are removing and replacing with pavement
17 and also an end island for the new, the new parking lane as
18 well.

19 MR. REPPERT: Okay.

20 MR. ESRY: That was done in order to provide better
21 site access around the interior of the site and also to
22 accommodate the amount of parking that we wanted to provide
23 along that.

24 MR. REPPERT: All right.

25 CHAIRMAN McINTOSH: Any further questions from the
26 Board?

27 MR. REPPERT: No.

28 MR. SCHINDLER: No.

29 CHAIRMAN McINTOSH: You alluded to, you mentioned
30 the traffic study. I assume you reviewed the staff report

1 from -- Have you reviewed the staff report?

2 MR. ESRY: Yes, we have reviewed the staff report.

3 CHAIRMAN McINTOSH: So I was just wondering if you
4 could take us through. There's a number of recommendations.
5 Because we've got two things we need to cover this evening,
6 we've got your site plan review and you have a design review.

7 MR. ESRY: Okay.

8 CHAIRMAN McINTOSH: So if we could go through, we
9 have eight on the site plan review and then we've got one
10 condition we need to discuss regarding the design review.

11 MR. ESRY: Okay.

12 CHAIRMAN McINTOSH: So if you take us through those,
13 I can read them off if you'd like.

14 MR. ESRY: Okay, that would be great.

15 CHAIRMAN McINTOSH: The first one --

16 MR. ESRY: I know our civil engineer is responding
17 to those specific items as well.

18 CHAIRMAN McINTOSH: Okay.

19 MR. ESRY: And he's reviewed, he's reviewed those
20 items and he expects no problem with addressing them, just on
21 the surface.

22 CHAIRMAN McINTOSH: Okay. And the first I've got is
23 just, it seems like a labeling issue with respect to the Water
24 Department.

25 The one I am kind of curious about, the fire
26 hydrants, I know it was mentioned by the fire chief. It
27 wasn't depicted. It is --

28 MR. ESRY: On the landscape drawing?

29 CHAIRMAN McINTOSH: Where is it? Is it relocated?

30 MR. ESRY: The one that's in, that's in question is

1 towards the back of the site.

2 CHAIRMAN McINTOSH: Yes.

3 MR. ESRY: Near the trash enclosure --

4 CHAIRMAN McINTOSH: Yes.

5 MR. ESRY: -- and storage shed. And that will be
6 maintained.

7 CHAIRMAN McINTOSH: Okay.

8 MR. ESRY: And the thought, the thought was that
9 that's -- that area would become a fire lane, if necessary, so
10 no parking in that area.

11 CHAIRMAN McINTOSH: Okay.

12 MR. ESRY: And we would post a sign saying that,
13 that it is a fire lane. It would be maintained as driving
14 space but no parking there.

15 CHAIRMAN McINTOSH: Okay.

16 MR. ESRY: If that helps?

17 CHAIRMAN McINTOSH: Right. So that was the thing,
18 was the location.

19 MR. ESRY: So we kind of took a belt and suspenders
20 approach to that area. We will label it as a no, a no parking
21 fire lane but we will also post a sign saying that as well.

22 CHAIRMAN McINTOSH: So submitting fire protection
23 plans to the Fire Department is not going to be a problem?

24 MR. ESRY: Not a problem at all.

25 CHAIRMAN McINTOSH: Submitting plumbing plans to
26 Lake County Health District?

27 MR. ESRY: No problem at all. We're actually --
28 Actually, I've been discussing a new water connection with the
29 Painesville Water Department.

30 CHAIRMAN McINTOSH: Okay.

1 MR. ESRY: I understand it's the Painesville Water
2 Department, not Lake County.

3 CHAIRMAN McINTOSH: Right.

4 MR. ESRY: And there are two water lines currently
5 adjacent to the site, one is along Auburn and one is behind
6 the site. Right now water is accessed through a connection
7 behind the site. There is a lower pressure water line back
8 there. Painesville Water is suggesting that we connect to the
9 Auburn Road water line.

10 CHAIRMAN McINTOSH: Okay.

11 MR. ESRY: There is more useable pressure. Right
12 now the building operates with a booster pump. We are
13 proposing to expand the storage area inside adjacent to the
14 kitchen. So in that regard, we would need to add additional
15 sprinkler heads to service the building.

16 CHAIRMAN McINTOSH: Right.

17 MR. ESRY: So we'll need more water pressure. And
18 Painesville is also saying, well, in any event, we can no
19 longer use a booster pump. They don't, they don't provide it.

20 CHAIRMAN McINTOSH: Okay.

21 MR. ESRY: So we're already in those conversations,
22 if that helps.

23 CHAIRMAN McINTOSH: And then you mentioned the
24 traffic study. The County Engineer is asking for that curb
25 cut and they're saying --

26 MR. ESRY: Correct.

27 CHAIRMAN McINTOSH: All right. So you agree with
28 that?

29 MR. ESRY: Correct.

30 CHAIRMAN McINTOSH: And then, again, continuing, the

1 County Engineer is asking all driveways abutting to Auburn
2 shall be constructed with asphalt and concrete within the
3 county right-of-way.

4 MR. ESRY: Absolutely, right. And we actually had a
5 -- The civil engineer and I had a conference call, a small
6 conference call with the representative from the county as
7 well and went over every one of these issues as well. So
8 we're pretty, pretty well informed about them.

9 CHAIRMAN McINTOSH: The detention, they're
10 indicating that the impervious surface, due to the reduced
11 impervious surface, stormwater retention is adequate. General
12 stormwater best management practices will be required to
13 control sediment.

14 MR. ESRY: Absolutely, right.

15 CHAIRMAN McINTOSH: And then revise stormwater plan
16 accordingly to address the items outlined in this report above
17 to the Lake County Stormwater Management Department.

18 MR. ESRY: Absolutely.

19 CHAIRMAN McINTOSH: That's it for the site plan.

20 Then I think you had mentioned, but just to recap
21 with respect to the design, is that the parapet shall screen
22 mechanical equipment. You said you are going to extend the
23 corrugated metal to include -- That's what you mentioned
24 earlier, correct?

25 MR. ESRY: Correct, yes.

26 MR. PETERSON: Do you want to do these separately?

27 CHAIRMAN McINTOSH: Yeah, we'll do two.

28 MR. PETERSON: Site and design separate?

29 MR. REPPERT: Separate motions, please.

30 CHAIRMAN McINTOSH: Yes, separate motions.

1 MR. PETERSON: Okay. Mr. Chairman, I make a
2 recommendation that we -- a motion that we conditionally
3 approve Site Plan Review Application Number 037, assuming all
4 eight conditions listed by the staff are adequately addressed.

5 CHAIRMAN McINTOSH: Second?

6 MR. REPERT: I'll second.

7 CHAIRMAN McINTOSH: All in favor? Opposed?

8 (Five aye votes, no nay votes.)

9 CHAIRMAN McINTOSH: The motion carries.

10 Can I have a motion for the design review?

11 MR. REPERT: Mr. Chairman, I make a motion that we
12 conditionally approve the design review with the, with the
13 following conditions noted in the staff report.

14 CHAIRMAN McINTOSH: And second?

15 MR. PETERSON: Second.

16 CHAIRMAN McINTOSH: All in favor? Opposed?

17 (Five aye votes, no nay votes.)

18 CHAIRMAN McINTOSH: The motion carries.

19 MR. ESRY: Great.

20 CHAIRMAN McINTOSH: Thank you.

21 MR. ESRY: Thank you so very much.

22 CHAIRMAN McINTOSH: Moving along to the next meeting
23 agenda item, we have a public hearing for Zoning Amendment
24 Application 1018-4 by Sommers Real Estate Group for a Zoning
25 Map amendment to 8.636 acres of land on Concord-Hambden Road,
26 Permanent Parcel Number 08-A-13 -- 013-0-00-002-0 and
27 08-A-013-0-00-003-0 from Town Hall Neighborhood to Residential
28 R-1.

29 Mr. Sommers.

30 MR. SOMMERS: Good evening. Richard Sommers,

1 10585 Chardon -- Summerset Drive, Chardon, Ohio.

2 This rezoning request is for approximately 6.5 acres
3 located on the south side of Concord-Hambden Road between
4 Route -- Ravenna Road and Hunting Lake Drive. You may
5 remember that we were in here some months back, I believe in
6 April, and we requested a text amendment change in the Town
7 Hall Neighborhood, which was ultimately denied by the
8 Trustees.

9 We since went and have worked with the neighbors.
10 We have discussed how we might develop this at a lesser
11 density. And what we're doing tonight is asking for a
12 rezoning recommendation to the Trustees for R-1 zoning.

13 By the Zoning Code, we could go to 22,000 square
14 foot lots, which would probably give us 14 or 15 lots, but
15 there is also 100 foot requirement for frontage along Concord-
16 Hambden Road. So, ultimately, we will end up with eight or
17 nine lots on the frontage of this property. This would allow
18 us to have large buffers in the rear yards which would buffer
19 the people on Hunting Lake Drive.

20 We think that this is a good compromise. The
21 sellers worked with us. We're willing to compromise and,
22 hopefully, it satisfies the neighbors on Hunting Lake Drive.

23 CHAIRMAN McINTOSH: You are planning eight or nine?
24 That's what the plan is, for eight or nine?

25 MR. SOMMERS: Correct, eight or nine lots.
26 According to, again, once we get the rezoning approved, then
27 we would go in and have either a major or minor subdivision
28 done and a plan approved. The one thing that Dave Radachy and
29 I, from Lake County Planning, discussed is that the code does
30 allow shared driveways. So the hope is that we don't end up

1 with eight driveways on Concord-Hambden. We're going to look
2 at possibly doing two, a left and a right drive that would
3 come out to one drive rather than -- have four rather than
4 eight driveways, maybe even less. That would be worked on
5 after the rezoning is granted but that's our intention is to
6 minimize the driveways.

7 CHAIRMAN McINTOSH: Okay.

8 MR. PETERSON: There are actually two parcels shown
9 here but you are looking at that all as one?

10 MR. SOMMERS: Well, we're asking that both parcels
11 be rezoned. And then what we would ultimately do would be to
12 split it up, you know.

13 MR. PETERSON: Okay.

14 MR. SOMMERS: Through the Lake County Planning
15 Commission process create eight or nine lots.

16 MR. PETERSON: Okay, okay. Thank you.

17 MR. SOMMERS: I would also note that our intention
18 is, before the end of the year, to tear down the house that's
19 become an eyesore. It appears that somebody took some
20 aluminum siding off and it's pretty bad. So our intention is,
21 right after we close, we get that torn down and cleaned up.

22 CHAIRMAN McINTOSH: Okay.

23 MR. SOMMERS: Thank you. If you have any other
24 questions, I can step back up.

25 CHAIRMAN McINTOSH: Yeah. I will take a minute to
26 -- Actually, the public hearing, why don't we have anybody
27 that would like to speak on this matter come forward.

28 MR. GLIEBE: Good evening. Mr. Gliebe, Ron Gliebe,
29 7223 Hunting Lake Drive.

30 We have talked with Mr. Sommers. Obviously, this

1 proposal would be eight or nine lots, considerably better than
2 what we were told some -- in the last proposal. The
3 neighbors, yes, are much more easy to accept this kind of
4 building. However, there is a couple of issues that are still
5 present and one of them is the flooding of that property. I
6 don't know if I presented to you people previously pictures
7 that was taken of that property but it has standing water
8 almost constantly. The property basically runs on an angle
9 from Concord-Hambden back towards Hunting Lake Drive where we
10 live.

11 Those are my concerns. I have pictures if you're
12 interested of the flooding back there. I don't know if you're
13 the commission to talk to about that, but those are our
14 concerns. Now that the concern is gone with the multiple
15 housing, high density, the flooding is a concern, obviously,
16 buffering and the rest of the things that go with that.

17 So are you interested in that or is that a Trustee
18 concern, the flooding?

19 MR. GERMANO: That's not before the Board.

20 CHAIRMAN McINTOSH: I am sorry?

21 MR. GERMANO: That's not before you guys. This is
22 just a --

23 CHAIRMAN McINTOSH: Right. Well, I mean, I think
24 your input is valuable and we want to hear that. So I think
25 you brought an issue forward that's a concern. We have heard
26 it, as far as we can't really do anything about it because
27 it's zoning. We are just zoning.

28 MR. GLIEBE: Okay.

29 CHAIRMAN McINTOSH: So if you've got anything else
30 to add along the lines, we're here to hear what your input is,

1 you've stated. Is there anything else you would like to add?

2 MR. GLIEBE: No, there is no other issues.

3 CHAIRMAN McINTOSH: So your concern --

4 MR. GLIEBE: I am only speaking for one neighbor but
5 there's no other issues that we have currently.

6 CHAIRMAN McINTOSH: Okay. So your concern is the
7 water runoff and flooding.

8 MR. GLIEBE: Yes, indeed.

9 CHAIRMAN McINTOSH: Okay.

10 MR. GLIEBE: Make sure that's addressed moving
11 forward. Okay?

12 CHAIRMAN McINTOSH: Okay.

13 MR. GLIEBE: Thank you.

14 MS. BREWSTER: I'm Denise Brewster, 7207 Alexander
15 Road, and I've been following this situation for a little
16 while and I've been in touch with Mr. Sommers throughout the
17 entire process. And, at this point, I think he has come
18 forward with something that's very reasonable, addresses the
19 needs of everyone that had expressed concerns in the past, and
20 so we applaud him for having the lower density.

21 It was obvious that the residents in Quail preferred
22 residential to something else going in there that might not be
23 in keeping with backing up to their properties.

24 So at this point in the conversations I've had as
25 this project develops, we've been assured that, you know,
26 there will be great respect paid to rear and side yard
27 clearances, which I know is not part of this tonight.

28 But as far as the issues of flooding, we have talked
29 about that. Evidently, there was some small pond on there at
30 one point. But it's also my understanding that there is some

1 drainage that's blocked currently, in talking with
2 Mr. Sommers, by the nursery that's next door. So I am sure,
3 throughout the process, this is going to be policed to make
4 sure that there is proper drainage and it won't be a concern
5 to the residents. But I am in favor of the rezoning. Thank
6 you.

7 CHAIRMAN McINTOSH: Thank you.

8 Is there anyone else here this evening that wants to
9 come forward?

10 Any discussion?

11 MR. PETERSON: I have a question. Mr. Sommers, just
12 a question, given the concern about the flooding. What is
13 your position on that?

14 MR. SOMMERS: We have now studied the property.
15 There is a ditch in the, basically, directly in the center of
16 the property. And at one time, Mrs. Spear did allow the
17 fellow on the corner to plant his, basically, just they call
18 it step in, just put his nursery stock in rows and you can
19 still see evidence of it.

20 MR. PETERSON: Okay.

21 MR. SOMMERS: He's also encroaching on the property,
22 well into the property about 100 feet, and it appears that
23 that drainage ditch became blocked and is backing up into the
24 woods behind the Gliebe residence and a couple other
25 residences on Hunting Lake. We, obviously, will, again, take
26 care of the drainage as soon as we own the property, and this
27 would also be part of the plan that would be reviewed by the
28 Lake County Engineer and that drainage would be addressed. We
29 will probably be putting in some kind of yard drains in and,
30 basically, the standard engineering protocol for a new

1 subdivision.

2 MR. PETERSON: Okay. Very good. Thank you.

3 CHAIRMAN McINTOSH: I do need to read into the
4 record this evening a letter that the township received
5 regarding this from Lake County Planning Board. It's dated
6 October 31st, addressed to Ms. Heather Freeman, Zoning
7 Inspector, Concord Township, from David Radachy.

8 "Dear Mrs. Freeman: The Lake County Planning
9 Commission took under consideration the above-mentioned zoning
10 district change at their regularly scheduled meeting on
11 Tuesday, October 30, 2018. Lake County Planning Commission
12 recommended that the district amendment be approved with no
13 additional stipulations.

14 "We are available to help with any aspect of this
15 recommendation. If you have any questions, please feel free
16 to call Dave Radachy, Director or Joseph Rose, Planner I."

17 So just enter that one into the record.

18 If there is no further discussion, I would entertain
19 a motion.

20 MR. REPPERT: Mr. Chairman, I will make a motion
21 that we provide approve -- recommendation to the Trustees on
22 approval of the changing or rezoning from TH1 -- THN District
23 to R-1 Residential.

24 CHAIRMAN McINTOSH: Second?

25 MR. PETERSON: And I'll second that motion.

26 CHAIRMAN McINTOSH: All in favor? Opposed?

27 (Five aye votes, no nay votes.)

28 CHAIRMAN McINTOSH: The motion carries.

29 Okay. We've got to catch up on some approval of
30 Zoning Commission meeting minutes. Our first, first minutes

1 to approve would be September 4th meeting of 2018, and do I
2 have a motion to approve?

3 MR. PETERSON: I have to abstain. I wasn't there.

4 MR. REPPERT: Oh, you weren't there.

5 Mr. Chairman, I make a motion that we approve the
6 minutes of September 4, 2018, as written.

7 CHAIRMAN McINTOSH: Second?

8 MR. SCHINDLER: I second.

9 CHAIRMAN McINTOSH: All in favor?

10 MR. PETERSON: Abstain.

11 (Four aye votes, no nay votes, one abstention.)

12 CHAIRMAN McINTOSH: None opposed. Okay.

13 And for the meeting of October, October 2, 2018.

14 MR. PETERSON: Mr. Chairman, I make a recommendation
15 that we approve the minutes for the October 2, 2018, meeting
16 as written.

17 CHAIRMAN McINTOSH: Second?

18 MR. SCHINDLER: Second.

19 MR. REPPERT: I -- Go ahead.

20 MR. SCHINDLER: I'll second.

21 CHAIRMAN McINTOSH: Go ahead. Frank wins.

22 MR. REPPERT: Frank wins.

23 CHAIRMAN McINTOSH: All in favor? Opposed?

24 (Five aye votes, no nay votes.)

25 CHAIRMAN McINTOSH: Okay. The motion carries.

26 Correspondence, Rich?

27 MR. PETERSON: I had none.

28 CHAIRMAN McINTOSH: Sue?

29 MS. GERMOVSEK: None.

30 CHAIRMAN McINTOSH: Hiram?

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MR. REPPERT: None.

CHAIRMAN McINTOSH: Frank?

MR. SCHINDLER: None.

CHAIRMAN McINTOSH: The audience left. I assume there is no participation tonight.

Our next scheduled Zoning Commission meeting would be December 4, 2018. And with that, I will adjourn the meeting.

(Whereupon, the meeting was adjourned at 7:54 p.m.)

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STATE OF OHIO)
COUNTY OF CUYAHOGA)

CERTIFICATE

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 26th day of November 2018.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023