

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

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

June 20, 2018
7:15 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

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

Also Present:

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

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

7:17 p.m.

CHAIRMAN GALLOWAY: I am going to call to order -- Today is Wednesday, June 20. I am going to call to order the public hearing for the Zoning Amendment Application Number 0318-3 by 44 Partnership requesting to rezone 3.4864 acres of land on Crile Road from R-2, Planned Unit Development to BX, Business Interchange. You both have the applicable paperwork, application, et cetera, in front of you, as well as correspondence from Mrs. Freeman as it relates to the recommendation from the Zoning Commission.

I would note that this was a chain that -- change that was unanimously approved by the Lake County Planning Commission and then subsequently the Concord Township Zoning Commission as well.

Because this is a public hearing, I would open it up to the public to see if there is any comment as it's related to this zoning amendment application.

Do the Trustees have any questions or comments that they would like to make during this public hearing on this matter, being that there is no public here to speak to it?

MS. LUHTA: I have no comments.

MR. MALCHESKY: Did the applicant always own this property or just recently acquired it?

MR. GIORGI: Ten years, we've had it.

MR. MALCHESKY: Okay. That's it. That's the only question I've got.

CHAIRMAN GALLOWAY: Okay. Well, that's the easiest public hearing you will ever be involved with. Being that there is no public, I am going to go ahead and close the public hearing.

1 (Whereupon, the public hearing was closed at
2 7:19 p.m. and there was a recess until 7:31 p.m.
3 when the regular meeting was called to order.)

4 CHAIRMAN GALLOWAY: Okay. I am going to call to
5 order the regularly scheduled Concord Township Board of
6 Trustees meeting for Wednesday, June 20th. Please join
7 Mr. Giorgi in the Pledge of Allegiance.

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

9 CHAIRMAN GALLOWAY: Thank you, Mark. I put you on
10 the spot there.

11 Let's have a roll call.

12 MS. DAWSON: Mr. Malchesky?

13 MR. MALCHESKY: Present.

14 MS. DAWSON: Mrs. Luhta?

15 MS. LUHTA: Here?

16 MS. DAWSON: Mr. Galloway?

17 CHAIRMAN GALLOWAY: I am here.

18 Minute approval. Do you, either of you, have any
19 changes or modifications to the June 6th minutes?

20 MS. LUHTA: No.

21 CHAIRMAN GALLOWAY: I do have just one item under
22 Section D, Number 3. I just think we should put the word
23 "the" Bobcat in before the two -- the second and third line
24 where it says "Bobcat" so that someone doesn't confuse it for
25 an individual.

26 MS. DAWSON: Oh, to --

27 CHAIRMAN GALLOWAY: A small grammar thing, that's
28 all.

29 MS. DAWSON: No, no, okay.

30 CHAIRMAN GALLOWAY: So "to the Bobcat," and then on

1 the third line "breaker to the Bobcat."

2 MS. LUHTA: Oh, okay.

3 MS. DAWSON: Okay. Got it.

4 CHAIRMAN GALLOWAY: That's all I have. Those are
5 approved with that, with that mod --

6 MS. DAWSON: As amended.

7 CHAIRMAN GALLOWAY: As amended.

8 Elected official reports. Fiscal Officer,
9 Mrs. Dawson.

10 MS. DAWSON: I have no report.

11 CHAIRMAN MALCHESKY: Okay. Mr. Malchesky?

12 MR. MALCHESKY: I have nothing to report.

13 CHAIRMAN GALLOWAY: Mrs. Luhta?

14 MS. LUHTA: No report.

15 CHAIRMAN GALLOWAY: Okay. Well, I'll just keep that
16 party going and say I have no report.

17 Mr. Rose, Administrator's report.

18 MR. ROSE: Thank you, Mr. Galloway, members of the
19 Board, Mrs. Dawson. Road repairs on Mount Royal Subdivision
20 will begin next week. We are currently reviewing properties
21 for inclusion in the next round of TIFs. We continue to work
22 closely with Lake County Stormwater on various projects. On
23 that stormwater note, the outfall repair for the detention
24 pond at Country Scene will be going out for bid on June 29th.
25 And to end on a great note, we are inviting everybody to come
26 and join us for the kick-off of the Summer Concert Series
27 tomorrow at the gazebo. The concert starts at 7:00 and we
28 look forward to seeing everyone. Thank you, sir.

29 CHAIRMAN GALLOWAY: Thank you.

30 Okay. Audience, anyone in the audience wish to

1 bring anything before the Board? Nobody does.

2 Old Business, there is no Old Business.

3 That brings us to Item A and that is we have to make
4 a decision on the public hearing from earlier this evening,
5 and this is the Zoning Amendment Application 0318-3 by 44
6 Partnership requesting a rezone of 3.4864 acres of land on
7 Crile Road from R-2, Planned Unit Development to BX, Business
8 Interchange.

9 I would ask the applicant if he would like to say
10 anything at all. You are not required to.

11 MR. GIORGI: Any questions?

12 CHAIRMAN GALLOWAY: We will give you, afford you
13 that opportunity if you, if you wish.

14 Do I have a motion as it relates to that matter?

15 MR. MALCHESKY: So moved.

16 MS. LUHTA: Second.

17 CHAIRMAN GALLOWAY: Okay. And that motion is to, is
18 to --

19 MS. LUHTA: Approve.

20 MR. MALCHESKY: The motion is in the affirmative for
21 the approval of the amendment of Application Number 0318-3 by
22 44 Partnership requesting a rezone of 3.46 -- 3.4864 acres of
23 land on Crile Road from R-2, Planned Unit Development to BX,
24 Business Interchange.

25 CHAIRMAN GALLOWAY: Okay.

26 MR. MALCHESKY: I just need a second.

27 CHAIRMAN GALLOWAY: Yep.

28 MS. LUHTA: You got it.

29 MS. DAWSON: She did.

30 CHAIRMAN GALLOWAY: And then I would just note for

1 the record that that is Parcel Number 08-A-021-0-00-082-0.
2 Any further discussion on that matter?

3 MR. MALCHESKY: None.

4 MS. LUHTA: No.

5 CHAIRMAN GALLOWAY: All those in favor?

6 (Three aye votes, no nay votes.)

7 MS. LUHTA: Okay.

8 CHAIRMAN GALLOWAY: Okay. The next thing we have
9 is a purchase agreement for property, real property at
10 11622 Concord-Hambden Road in the amount of \$100,750.

11 MS. LUHTA: I move that we make that purchase.

12 CHAIRMAN GALLOWAY: I will second that. And for
13 those who are at home wondering what this is, this is property
14 adjacent to Concord Town Hall Campus to the east, southeast of
15 the Fire Station 1. We will be purchasing two individual
16 parcels this evening, if we vote in the affirmative, that is.

17 MS. LUHTA: That's right.

18 CHAIRMAN GALLOWAY: Paul, do you have any other
19 comment on that?

20 MR. MALCHESKY: I do not.

21 CHAIRMAN GALLOWAY: Okay. Let me have a roll call
22 vote on that, Mrs. Dawson.

23 MS. DAWSON: Okay. Mr. Galloway?

24 CHAIRMAN GALLOWAY: Yes.

25 MS. DAWSON: Mr. Malchesky?

26 MR. MALCHESKY: Yes.

27 MS. DAWSON: Mrs. Luhta?

28 MS. LUHTA: Yes.

29 CHAIRMAN GALLOWAY: Subsequently, we have
30 Resolution 2018-19, which is a purchase agreement for

1 11636 Concord-Hambden Road in Concord Township for the amount
2 of \$89,000.

3 MR. MALCHESKY: So moved.

4 MS. LUHTA: Second.

5 CHAIRMAN GALLOWAY: Any discussion?

6 MR. MALCHESKY: This is the property right next door
7 to it, so fairly simple.

8 MS. LUHTA: Yep. Something we've been wanting for a
9 long time. It's now within a reasonable price.

10 CHAIRMAN GALLOWAY: That is correct. And I will go
11 ahead and ask for a roll call vote on that purchase.

12 MS. DAWSON: Mr. Malchesky?

13 MR. MALCHESKY: Yes.

14 MS. DAWSON: Mrs. Luhta?

15 MS. LUHTA: Yes.

16 MS. DAWSON: Mr. Galloway?

17 CHAIRMAN GALLOWAY: Yes. Okay. Those are acquired.
18 Just so the folks at home know, the plan is to, at some point,
19 work into the budget removal of those existing houses and
20 incorporate that property fully into the Town Hall Campus and
21 with a usage that will be determined as we work on our overall
22 Master Plan for Town Hall Campus. Right now, we are just busy
23 signing everything.

24 MR. MALCHESKY: I will make a motion to make Susan
25 Germovsek a Zoning Commission regular, as she will fill the
26 remainder of Gerard Morgan's term effective June 20, 2018,
27 ending March 31st of 2022.

28 MS. LUHTA: I will second that with pleasure.

29 CHAIRMAN GALLOWAY: We had a resignation from the
30 Zoning Commission. Mrs. Germovsek is currently serving as an

1 alternate and she has volunteered to fill the remainder of
2 that term and I think a great choice for that.

3 MS. LUHTA: Yes.

4 CHAIRMAN GALLOWAY: For that regular Board position.
5 All those in favor?

6 (Three aye votes, no nay votes.)

7 MR. MALCHESKY: I make a motion to approve a
8 resignation for part-time firefighter/paramedic Austin Leovic,
9 effective June 18, 2018.

10 CHAIRMAN MALCHESKY: I will second that. All those
11 in favor?

12 (Three aye votes, no nay votes.)

13 MR. MALCHESKY: I make a motion at approve Purchase
14 Order 44-2018 to Belky --

15 MR. ROSE: Belenky.

16 MS. DAWSON: Belenky.

17 MR. MALCHESKY: -- Belenky for industrial washing
18 machines for a grant --

19 CHAIRMAN GALLOWAY: Is that for the Fire Department?

20 MR. MALCHESKY: -- in the amount of \$12,291.

21 MS. LUHTA: Second.

22 CHAIRMAN GALLOWAY: Is that for the --

23 MR. MALCHESKY: Machines.

24 CHAIRMAN GALLOWAY: Is that for the uniforms?

25 MS. DAWSON: Yes.

26 CHAIRMAN GALLOWAY: Okay. All those in favor?

27 (Three aye votes, no nay votes.)

28 CHAIRMAN GALLOWAY: Okay.

29 MR. MALCHESKY: Set some public hearings?

30 CHAIRMAN GALLOWAY: Yes, we need to set some public

1 hearings. So, Mr. Rose, do you have -- I should have asked
2 for this -- do you have exact verbiage as it relates to the
3 public hearing? I know we've been using vernacular as it
4 relates to the matter but I think we need to have an actual --

5 MR. MALCHESKY: I am going to read the Summer
6 Concert Series.

7 CHAIRMAN GALLOWAY: Absolutely.

8 MR. MALCHESKY: The Summer Concert Series are
9 canceled by 6:00 p.m. if there is inclement weather and a sign
10 will be posted at the gazebo and also on Facebook.

11 With that being said, the first one will be
12 Thursday, June 21st, which is tomorrow, at 7:00 p.m. in,
13 again, in the gazebo and it will be the 730 Band, cover tunes;

14 Again, on June 28th, at 7:00 p.m., you will have the
15 Chardon Polka Band;

16 On Saturday, June 30th, from 3:00 to 5:00, at Old
17 Stone Schoolhouse, we'll have the scavenger hunt;

18 On July 3rd, we will cancel our staff meeting that
19 day; on July 3rd, at 7:00 p.m., the Zoning Commission meeting.

20 Still going to be held?

21 MS. LUHTA: Maybe not.

22 MS. FREEMAN: As of right now, yes.

23 MR. MALCHESKY: As of right now, it will still be
24 held but, again, it's the day before the 4th. So --

25 We will be closed on the 4th of July;

26 Wednesday, July 11th, at 7:00 p.m., we will have the
27 BZA meeting in Town Hall;

28 On Thursday, July 12th, the Summer Concert Series
29 will be Custard Pie, rock and roll;

30 And then we will have our staff meeting on

1 Wednesday, at 5:30, on July 18th, and our regular Trustees'
2 meeting at 7:30.

3 CHAIRMAN GALLOWAY: Okay.

4 MR. MALCHESKY: Chris, would you like to set
5 anything else?

6 CHAIRMAN GALLOWAY: I certainly would. Thank you,
7 Paul, for taking care of all that.

8 I would ask the Board if we can go ahead and set a
9 public hearing for 7:15 p.m. on Wednesday, July 18th. And
10 this would be a public hearing regarding enactment of a
11 township permissive motor vehicle license tax.

12 MS. LUHTA: At 7:15?

13 CHAIRMAN GALLOWAY: At 7:15 on the 18th.

14 MS. LUHTA: Yes.

15 CHAIRMAN GALLOWAY: And then, subsequently, on
16 July 25th, at 7:15 -- I am sorry -- 7:00, 7:00 p.m., we will
17 have to schedule a public hearing and a special meeting, if
18 that's okay with you.

19 MR. MALCHESKY: I'd love to.

20 CHAIRMAN GALLOWAY: Both of you. So let's do the
21 public hearing, the second public hearing as it relates to the
22 enactment of a township permissive motor vehicle license. And
23 then -- So the public hearing at 7:00 and then we will do our
24 special meeting, Andy, at 7:15 or at the closure of the public
25 hearing if it goes beyond 7:15.

26 MR. ROSE: Yes, sir.

27 CHAIRMAN GALLOWAY: Okay.

28 MR. MALCHESKY: Anything else?

29 CHAIRMAN GALLOWAY: That's all I got. Does anybody
30 else have anything else? Legal counsel?

1 MR. LUCAS: I have nothing to report.

2 CHAIRMAN GALLOWAY: Boy, that is a happy day.

3 MR. LUCAS: It surely is.

4 MS. DAWSON: Wish everybody a happy 4th of July.

5 CHAIRMAN GALLOWAY: Thanks. That's what I was going
6 to say. Since we will not be back before everybody before the
7 4th, wishing everyone a happy and safe 4th of July holiday and
8 enjoy America's independence and we will see everyone later in
9 July. Thank you.

10 (Whereupon, the meeting was adjourned at 7:43 p.m.)

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

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 was 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 was 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 June 2018.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023