

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

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

February 3, 2020  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Carl Dondorfer, Chairman  
Morgan McIntosh, Trustee  
Amy Lucci, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel  
Matt Sabo, Fire Chief  
Heather Freeman, Zoning Director/Zoning Inspector  
Lieutenant Larry Harpster, Sheriff's Department

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

1 7:00 p.m.

2 CHAIRMAN DONDORFER: Good evening. I'd like to call  
3 to order the public hearing that was set for 7:00 p.m. for a  
4 zoning amendment application, 0719-2, by Ralph Victor  
5 Construction, Incorporated, requesting a Zoning Map amendment  
6 for current Permanent Parcel Number 08-A-018-0-00-025-0 and  
7 08-A-018-0-00-030, whose address is 10811 Prouty Road and  
8 being about 25.57 acres of land from the current zoning  
9 district of R-1 Residential to R-3 Residential.

10 Administrator Rose, was there proper legal notice  
11 published in a timely manner for this?

12 MR. ROSE: Yes, sir. I have the Affidavit of  
13 Publication. This notice was published in The Hews-Herald and  
14 also on NewsHerald.com on January 17th of 2020. It was  
15 properly noticed. Thank you.

16 CHAIRMAN DONDORFER: Thank you.

17 In an effort to provide our residents in Concord  
18 with the information regarding this request for a zoning  
19 amendment, I'd like to ask Heather Freeman, who is our Zoning  
20 Director, to step up and sort of give a summary for everybody,  
21 please.

22 MS. FREEMAN: Sure, I'd be happy to. Good evening.

23 CHAIRMAN DONDORFER: Good evening.

24 MR. ROSE: Good evening.

25 MS. FREEMAN: I did put together just a couple  
26 PowerPoint slides here that I believe Rick is going to put on  
27 the screen over here. So this map here is the Zoning Map  
28 that's overlaid over an aerial showing outlined in red the  
29 location of the property that's in question. The yellow shown  
30 on the map is all the property zoned R-1 Residential, which

1 includes this property. You will also see an orange color on  
2 the map, that's our R-3 Residential. South of this property  
3 in orange is Lockwood Ridge and also Hillshire Woods. And  
4 then if you go to the north of this property in yellow we've  
5 got Ellison Creek subdivision and LaMuth, the element --  
6 middle school that's located there across the street from  
7 Cloverdale Lakes. The site butts up to State Route 44. It's  
8 located on Prouty Road between Morley and Auburn or Ravenna  
9 Road.

10 Here is a -- This is a 2017 aerial photography. The  
11 current land use, it was a horse farm, currently inactive.  
12 There sits an old barn and an old-style dwelling on the  
13 property. There's some woodlands to the north with some  
14 sensitive, environmentally sensitive areas located within  
15 those wood, woodland areas. To the east is the Auburn Ridge  
16 Road development, which is -- contains a private street. And  
17 as I am -- Directly across the street on the south side  
18 there's some larger lots containing single-family homes on the  
19 south side of Prouty Road.

20 I thought it would be good to go over just briefly  
21 the district purpose statements for both these districts. So  
22 the property is currently zoned R-1, and the purpose of the  
23 district is to provide an area within the township that's for  
24 housing and other residential uses that are in close proximity  
25 to major highways, interchanges of limited access. They're on  
26 higher traffic roads. They're near commercial concentrations  
27 and service areas. And these are areas that are generally  
28 serviced by sanitary sewer and public water. And they tend to  
29 have a suburban character in nature.

30 The purpose, the purpose statement of the R-3 is to

1 provide a limited amount of areas within the township to  
2 provide alternative housing, and the intent of the district is  
3 to allow for both multi-family dwellings and single-family  
4 cluster dwellings. And as far as the location of where these  
5 areas should be located, they should be located as a  
6 transitional land use between areas that are currently zoned  
7 R-1 and those areas that are not -- are nonresidential. And  
8 these areas should be adjacent to major highways, such as  
9 Interstate 90, and these locations should be in areas that are  
10 currently zoned R-1 and where low density residential is not  
11 likely to develop because of its location or some site  
12 conditions.

13           And, briefly, under the existing R-1 Residential,  
14 the permitted residential uses include single-family dwellings  
15 and two-family dwellings. The single-family dwellings, if  
16 they're serviced by sanitary sewer, the lot size is a minimum  
17 22,000 square feet. If you are on septic, it's three-quarters  
18 of an acre. And if you're going to develop two-family  
19 dwellings, it's a minimum lot size of one acre.

20           And under the R-3, the two main permitted  
21 residential uses include the single-family cluster dwellings.  
22 That would be detached single-family homes fronting on private  
23 streets with a maximum density of six units per acre. And the  
24 other development option would be multi-family dwellings.  
25 These are buildings that contain between three and eight  
26 dwelling units per grouping of building at a maximum density  
27 of eight units per acre overall for the development.

28           As you know, we did send this application to the  
29 Lake County Planning Commission for their review. And when  
30 the application was first submitted to the township, the

1 applicant was proposing to do more of an independent living  
2 type development, the attached units, between three and eight  
3 units per acre. At that time, we received a recommendation  
4 from the Planning Commission recommending a denial of that  
5 application. They thought that we need to do some further  
6 planning to determine where that type of density of  
7 development should be located within the township.

8 Then by the time it got to the Zoning Commission,  
9 the project changed a little bit and the developer had  
10 proposed the single-family cluster dwellings at a maximum of  
11 six units per acre. I'll let him go into his plan. He did  
12 present a plan to the Zoning Commission that evening. But,  
13 ultimately, the Zoning Commission has recommended denial to  
14 the Trustees on this application.

15 So at that point, unless you have any questions for  
16 me, if you would like to have the developer come up, he can  
17 present his case to you.

18 CHAIRMAN DONDORFER: Sure. Mr. Victor, if you would  
19 like to come up to the podium. Thank you.

20 MR. VICTOR: My name is Todd Victor, and we're  
21 trying to get this development rezoned because we think it's  
22 the most efficient way to develop the property. We would be  
23 able to leave a lot of open space where, in the R-1, we  
24 wouldn't be able to leave a lot of open space. We would have  
25 to use all the property for the R-1 zoning. And in the R-3,  
26 we would have to leave buffers around everyone's property.  
27 Where we butt up to the neighbor's property on the east would  
28 be a 50-foot buffer.

29 And we're only asking for about 18 more houses than  
30 we would get in the R-1 zoning, so it's about two and a half

1 per acre. Two and a half units per acre is what we're asking  
2 for. We're not asking for the six units per acre.

3 And to the west -- I mean to the south, we're only  
4 300 yards away from Lockwood Ridge, which the density is  
5 higher, a lot higher than that there.

6 We had a question about the sewer being available.  
7 I have the letter from Randy Roethlisberger from Lake County  
8 Utilities saying we are allowed to have sewer there with a  
9 pump station if it's condominiums or apartments. But we're  
10 not going to be building apartments, we're going to be  
11 building detached cluster houses there.

12 And the lot size is 60 by 150. We're actually going  
13 to have that actual size of the units, of the land would be 60  
14 by 150.

15 In the R-1, they could -- someone could build a  
16 building within 10 feet of the property line. And in this  
17 zoning, in the R-3, they would have to be at least 60 to 70  
18 feet away from the property line.

19 We are on a major highway, Route 44. That's one of  
20 the stipulations. I don't know what else to --

21 If you want to see the letter from Randy, I got the  
22 letter here. But with this zoning, we would be able to leave  
23 a lot of open space with our layout that we have and protect  
24 more land that would never be built on. In the R-1, we would  
25 have to use every bit of the property.

26 CHAIRMAN DONDORFER: You mentioned that you're close  
27 to Route 44.

28 MR. VICTOR: Right.

29 CHAIRMAN DONDORFER: But there is not really any  
30 access right there. I mean, the access point is up on 84

1 coming over to Auburn Road. I mean, you're going to be --  
2 there is going to be a huge volume of increased traffic on  
3 Prouty Road, probably going up to Morley where Pinehill is and  
4 that intersection, correct?

5 MR. VICTOR: Yeah. There is going to be, either  
6 way, there is going to be more traffic. I mean, it's going to  
7 be unavoidable with development.

8 CHAIRMAN DONDORFER: Okay. Thank you.

9 MR. VICTOR: Do you want to see the letter from  
10 Randy?

11 CHAIRMAN DONDORFER: Sure.

12 MR. VICTOR: (Handing.)

13 CHAIRMAN DONDORFER: Okay. For the audience portion  
14 of this hearing, we have a pretty good crowd here. So what I  
15 would like to do, we will start at one side of the room and go  
16 to the other. For those that -- We'll start with those that  
17 are in favor, for the proposed change, if you would like to  
18 come up to the podium here, state your name and address for  
19 the record and you can make your comments. And then we will  
20 move along to the other side. Anybody for the proposed  
21 rezoning? No, okay. So let's start for those that are  
22 against, this side of the room, if you start by coming up.

23 MR. LUCAS: Well, Mr. Chairman, why don't you do pro  
24 for both parts.

25 CHAIRMAN DONDORFER: Sorry, correct. Anybody on  
26 this side? Nobody on this side, okay.

27 Let's go back to this side. And for those that are  
28 against the rezoning, if you would like to come up to the  
29 podium and state your name and address one at a time, please,  
30 and you can make your comments at this time. Anybody?

1 MR. JONES: I am Albert Jones, 10731 Prouty Road,  
2 and I am against the proposal.

3 CHAIRMAN DONDORFER: Thank you, Mr. Jones.

4 MS. BURKHARDT: Louise Burkhardt, 7041 Auburn Road,  
5 and I am against it. Do you need any reasons?

6 CHAIRMAN DONDORFER: If you would like to state  
7 those, you are free to do so at this time.

8 MS. BURKHARDT: Well, I thought we had a  
9 Comprehensive Plan and this does not fit in the Comprehensive  
10 Plan. It also will increase the traffic on Auburn and  
11 Prouty, which right now we have enough accidents. We don't  
12 need any more. And I have probably another 20 or 30 things I  
13 could say but I will leave it at those two because those are  
14 the most important. Thank you.

15 CHAIRMAN DONDORFER: Thank you.

16 MR. STEADMAN: Hi, gang.

17 CHAIRMAN DONDORFER: Hello.

18 MR. ROSE: Good evening, sir.

19 MR. STEADMAN: Good evening. Mark Steadman, I live  
20 at 7241 Auburn. What traffic studies have been done, if any?  
21 You know, that intersection today jams up. I've been in  
22 traffic where I am 30, 40 cars back on Prouty trying to get up  
23 to Auburn. And I can't tell you how many times I've heard  
24 boom, boom, smash-up, you know, because I just live right down  
25 the street. But has a feasibility study been done as to  
26 whether or not that intersection is going to have to be  
27 reworked to put in turning lanes and relocate utilities? You  
28 know, and if, in fact, that needs to be done, who foots the  
29 bill for that? Because that's not, that's not going to be,  
30 you know, a five-figure job. That's going to take some money

1 and it's going to take a lot of time. So I just want throw it  
2 out there. If you guys have anything, we certainly would like  
3 to see it. Post it on the Grapevine. Let us read about it,  
4 you know. I am all for development.

5 CHAIRMAN DONDORFER: Right.

6 MR. STEADMAN: But let's take our time and do it  
7 reasonably and let's not just throw it in and then worry about  
8 the aftereffects. We did that, went through that on Crile  
9 Road when that whole intersection was reworked and it's a  
10 mess. And all the development that went in up on Crile Road  
11 was all done before the roadways were improved. Now you drive  
12 down Crile Road and you're basically swerving in and out of  
13 chuckholes. And what's, what's the plan on fixing that road?  
14 So before we bring something else in where we then have to go  
15 back and rework the roadways, let's do the feasibility study.  
16 And then if we have to rework it, then put it out to the  
17 public to see if the public wants to absorb that cost. Thank  
18 you.

19 CHAIRMAN DONDORFER: Thank you.

20 Come on up.

21 MS. PESEC: Why not? Hi. Vanessa Pesec, 11705 Cali  
22 Court. And I just wanted to express again how R-3 really  
23 needs to be done carefully and with a lot of thought because  
24 you can see that it started out as one thing with a certain  
25 density and it's now being proposed as something completely  
26 different. But regardless of what plans or what ideas are  
27 presented, we know that you can have up to eight homes or  
28 eight units per acre, and so we really need to be careful when  
29 we do that.

30 If there is a lot of sensitive area in that proposed

1 development, then I would suggest that the developer consider  
2 a conservation district because by minimum it's 20 acres.  
3 This is over 20 acres. So you could get some additional homes  
4 and yet put them closer together and yet save whatever  
5 sensitive area is there. So that's another way to go. The  
6 reason that that would be good is that you would be able to  
7 see the plan and you'd know that that was the plan. You'd  
8 know what the density would be before you would approve  
9 something like that.

10 So if that's, you know, so if that is an angle that  
11 the developer and the township would like to go, that's  
12 another way to do it. But be extremely careful about rezoning  
13 anything R-3 because of the eight homes per acre. Thank you.

14 CHAIRMAN DONDORFER: Thank you.

15 MR. ROSE: Thank you.

16 MS. HARRELL: Good evening.

17 CHAIRMAN DONDORFER: Good evening.

18 MS. HARRELL: Debbie Harrell, 6430 Fay Road.  
19 Vanessa and Mark hit on a couple of my questions. If there is  
20 an environmental sensitive area, how do we protect that?  
21 What's going to be done to protect that?

22 And the talk of open space and there would actually  
23 be more open space this way than the other way, is the open  
24 space considered driveways, like in many developments that's  
25 considered rooftops, driveways? What is really open space?  
26 Is it going to be wooded? Is it going to be protected?

27 And there is way too much traffic in that area  
28 already. When you come up -- Well, first of all, trying to  
29 come out Fay and make it across, you take your life into your  
30 hands. The whole area is just saturated. But when you get on

1 Prouty to go to Auburn at that four-way, which I have to do  
2 every day, it's, you know, you just do one of these hoping you  
3 make it through because there is way too much for our roads.

4 And then you put in the developments, then we have  
5 to go back to the taxpayers because now we need increased  
6 services because now we've got more developments. So, you  
7 know, there we are now needing roads fixed and more EMS.

8 And then I guess after all the years of coming to  
9 the meetings, I get frustrated and tired of hearing the  
10 developer say, "Well, either way, we're going to do this," or,  
11 "Either way, we're going to do that." Why? Why can't we  
12 protect Concord? Why can't we protect what used to be a very  
13 pretty area. We went from rural -- I grew up here. I've been  
14 here 52 years. We went from rural to semi rural to now we're  
15 just, you know, we are just developed. Anybody and everybody  
16 comes in and anybody and everybody wants to build and do a  
17 development. Why aren't we protecting Concord for those of us  
18 that have lived here forever? I bought the home I grew up in.  
19 It's just so sad to see this go on and it's so sad to hear  
20 that, "Well, we're going to do something anyways, so take this  
21 or else we're going to do this."

22 No. I am against it. I don't think that needs to  
23 be put in over there. Thank you.

24 CHAIRMAN DONDORFER: Thank you.

25 Anybody from this side of the room? Feel free to  
26 stand up, come to the podium.

27 MR. SIKULA: Good evening.

28 CHAIRMAN DONDORFER: Good evening.

29 MR. SIKULA: Hal Sikula, 6989 Auburn Ridge Drive,  
30 which our development is right next to this property.

1                   CHAIRMAN DONDORFER: Right.

2                   MR. SIKULA: Which we have two acre lots,  
3 approximately. Now, the word "high density" comes up with  
4 this R-3. Is high density in conjunction or similar to what  
5 Concord's vision is of being country-like, not city-like, you  
6 know, no street lights and, you know, we want to have this  
7 nice atmosphere? High density doesn't fit in with that at  
8 all. But back to my -- I've been at all these meetings. I've  
9 been to Lake County Planning Commission, Lake County Zoning  
10 Commission, our Zoning Commission here. Nobody has said,  
11 "Let's do this." They've all been negative, don't do it.

12                   So why are we even talking about it? It shouldn't  
13 -- there is no -- I don't even know how it got to be R-1  
14 because we have two acre lots. Why can we -- Where the horse  
15 farm came from, 25 acres of horse farm to R-1 is beyond me.  
16 But now we want to make it high density? And like you said,  
17 there is no access to 44 there. Plus that hill is -- Come  
18 here on a winter day and see how that hill is coming up to  
19 Morley.

20                   But the main thing that -- I noticed you got a  
21 letter from the county saying about a pump station and the  
22 ability to hook up to a sewer. The only problem is you have  
23 to get to that sewer and, right now, that land is landlocked.  
24 And I still haven't heard an explanation on how we're going to  
25 get from that pump station down to Auburn Road where the sewer  
26 is. Because the one on -- The sewer on Prouty Road is full  
27 since 19 -- or 2002 when I built. So I haven't heard an  
28 explanation how that sewage is going to get from the pump  
29 station to the sewer line. So as you assume, I am against  
30 this whole proposition. Thank you.

1           CHAIRMAN DONDORFER: Thank you.

2           MR. SIKULA: Jack, you're up.

3           MR. ANDREWS: Hello. My name is Christian Andrews.  
4 I reside at 10441 Prouty Road. And I do stand in opposition  
5 to the zoning amendment. Just a few comments. First, happy  
6 birthday, Mike.

7           MR. LUCAS: Oh, thanks very much. I can't think of  
8 a better place to spend my 30th birthday.

9           MR. ANDREWS: You are looking forward to this.

10          MR. LUCAS: Yeah.

11          MR. ANDREWS: No. I mean, I have been a resident, a  
12 very proud and happy resident of Concord and on Prouty Road  
13 for 17 plus years. It was my first home when I bought it. I  
14 grew up in Geauga. When I moved here -- actually, in  
15 Chesterland, and everybody had an acre of land where I grew up  
16 and we all played together as kids. And I think we -- Some of  
17 my neighbors are here and our kids all play together in the  
18 yard, too. It's not fenced in. It is a residential area.  
19 And we, we really enjoy our road.

20                 In those 17 years, we've seen our traffic increase  
21 exponentially. We have seen semi traffic, I mean large semi  
22 trucks, coming down full length. I don't even know how they  
23 get down Prouty up, you know, past the Morley hill and up the  
24 other side. It is, the road is becoming very chewed up. I  
25 don't know what the plans are for when it's going to be  
26 resurfaced.

27                 And I believe that, like others that spoke before  
28 me, that the traffic will increase with this. I do not agree  
29 with the developer when he said that it's going to get -- it's  
30 going to increase anyways. I mean, I don't see how if --

1 unless this gets rezoned.

2           However, just to wrap up my statements, I did want  
3 to say that I see the traffic increasing down the road. We  
4 have a fire station. I've seen them trying to get out and  
5 they can't get by. They've got cars backed up at the  
6 intersection of Prouty and Morley. They can't even get by  
7 with the EMS and the fire. Now, with the increased traffic  
8 that we know is going to happen with the high density in  
9 there, I think that's only going to make a much worse  
10 situation. So, again, thank you for letting us speak.

11           CHAIRMAN DONDORFER: Thank you, sir.

12           MR. MILEY: Hi. I'm Jack Miley. I live at 6975  
13 Auburn Ridge Drive. I am the president of our association,  
14 and I am here to say a few things with regards to our  
15 association. Quite a few of our members couldn't come tonight  
16 but I would easily say and put my reputation on that I speak  
17 for them saying that they're opposed to this development or  
18 this kind of a plan.

19           Also, I'm here to remind that two of the three of  
20 you, plus myself, plus several other elections in Concord over  
21 the decades have supported semi rural development, not high  
22 density. High density has never been wanted here, especially  
23 in rural areas, essentially in residential areas. They can do  
24 all they want to do up here on Crile and Auburn by the  
25 businesses. That's fine. I have no problem with that. But  
26 in and around the neighborhoods, it's not welcome.

27           And with regards to traffic, I brought that up last  
28 time I was here. Anybody that drives those roads, especially  
29 seasonal or during the school years, both of those  
30 intersections, Auburn, Prouty hill, Morley, doesn't need any

1 more cars. It's already backed up. You go up there between  
2 7:00 and 8:30 daily, especially during the school year, it's  
3 really dangerous, and then at night about 4:00 to 6:00. And  
4 the Fire Department, I have seen them get jammed up. I have  
5 seen the ambulances get jammed up.

6 I know some day it's going to be developed and it  
7 may be residential homes, like the Ellison Creek development,  
8 which, you know, that's part of moving ahead. But the bottom  
9 line is we're not increasing 80 to 200 cars when we do that.  
10 Thank you.

11 CHAIRMAN DONDORFER: Thank you, Mr. Miley.  
12 Anyone else from the audience?

13 MS. ANDREWS: Hello.

14 CHAIRMAN DONDORFER: Hello.

15 MS. ANDREWS: Faith Andrews, 10441 Prouty Road. I  
16 just want to echo the sentiments of my husband and Mr. Miley  
17 and everybody else who's spoken against this. I don't  
18 understand why we put high density housing in, you know, a  
19 residential district that is zoned for single-family homes.  
20 It just doesn't go. Again, the traffic issue and everything  
21 else. But, you know, again, whatever you guys do up here on  
22 Crile and all that other kind of thing is one thing but let's  
23 leave the residential neighborhoods alone. Let's keep the  
24 high density out of that. That's all I have to say. Thank  
25 you.

26 CHAIRMAN DONDORFER: Thank you.

27 MS. BORRIS: Dawn Borris, 10461 Prouty Road. I also  
28 oppose the building of the homes. When we moved in 22 years  
29 ago, our kids were able to play a little bit in the front  
30 yard. Now they can't. It's just so backed up. The buses

1 can't even get through. The postman can't get through. He is  
2 always beeping his horn and nearly getting hit. Like Chris  
3 Andrews said, the firemen. There is just no place to add any  
4 additional cars. The roads are full of potholes. They  
5 haven't been fixed since '91 maybe. And those are just some  
6 basic things. So I am not for this. Thank you.

7 CHAIRMAN DONDORFER: Thank you.

8 Anyone else from the audience? Okay. Thank you for  
9 all your comments.

10 Mr. Victor, would you like to step back up to the  
11 podium if you would like to discuss any of the -- a few of the  
12 questions that were posed? If not --

13 MR. VICTOR: On the sewer, and for your information  
14 so you know, the sewer can come down from the corner of Auburn  
15 down Prouty. That would be a public sewer brought to our  
16 property.

17 MR. SIKULA: Corner of Auburn and what?

18 MR. VICTOR: Auburn and Prouty.

19 MR. SIKULA: So down Prouty Road?

20 MR. VICTOR: It can go down Prouty Road with the  
21 public sewer and then we can tie the pump station into that.

22 MR. SIKULA: From the back of the lot, so from your  
23 property?

24 MR. VICTOR: From a forced main going up to that, to  
25 that sewer.

26 MR. SIKULA: In addition to the sewer line that's  
27 already coming down?

28 MR. VICTOR: Right. The sewer, the sewer line can  
29 come down Prouty in the right-of-way, the public sewer, and  
30 then we can tie into that with a forced main.

1 MR. SIKULA: So are you going to dig it up? Is that  
2 on the county or the township or are you paying for that,  
3 digging up the road?

4 MR. VICTOR: No, we have to pay for it.

5 MR. LUCAS: Todd, do you want to --

6 CHAIRMAN DONDORFER: Mr. Victor --

7 MR. LUCAS: -- direct your attention to the chair.

8 MR. VICTOR: Yeah. We would have to pay for it.

9 And then everyone is worried about the high density.  
10 We're asking for 18 more houses, two and a half per acre.  
11 It's not going to be six units an acre. We can put 42 houses  
12 in there as it sits with the zoning that it is now.

13 CHAIRMAN DONDORFER: Okay.

14 MR. VICTOR: We laid it out for 42 houses. We're  
15 asking for 60. So it's not going to be high density and it  
16 would allow to leave a lot more open space and protection of  
17 areas, whatever areas people would want protected. This  
18 zoning would allow that. In the R-1, we would have to use  
19 every bit of the property up for the lots to get the 42 in  
20 there that we can. There would be less roadway to put in with  
21 the R-1. There would be less roadway, less sewer lines and  
22 less utilities to -- with the R-3. So that's why there is  
23 going to be traffic either way. I mean, there might a little  
24 bit less, well, there would be a little bit less, of course,  
25 18 houses less but, most likely, those houses, those 42 would  
26 be more bigger family houses than the retirement houses.

27 CHAIRMAN DONDORFER: Thank you, Mr. Victor.

28 MR. VICTOR: All right.

29 CHAIRMAN DONDORFER: Mrs. Lucci, do you need any  
30 more information?

1 MS. LUCCI: I just had a question regarding the  
2 traffic patterns. Are those typically studied by the county  
3 before these developments are -- I am asking Heather, yeah.

4 MS. FREEMAN: Oh, you're asking me?

5 MS. LUCCI: Yes.

6 MS. FREEMAN: Sorry. I didn't know who you were  
7 asking. So Prouty Road is a county road. With any new  
8 development, the County Engineer is going to require the  
9 developer to do a traffic impact study, and I think that  
10 traffic impact study would estimate how much increased traffic  
11 they would anticipate and then determine whether or not any  
12 type of roadway improvements may be required for the  
13 development. I don't know if Mr. Victor has done any of that  
14 yet.

15 CHAIRMAN DONDORFER: Thank you.

16 Anything else?

17 MS. LUCCI: No.

18 CHAIRMAN DONDORFER: Mr. McIntosh?

19 MR. McINTOSH: I don't have any -- I don't have any  
20 additional questions, no.

21 CHAIRMAN DONDORFER: Neither do I. Okay. So I will  
22 close this public hearing at this point in time and we will go  
23 on to the --

24 MS. DAWSON: You can roll right into the regular  
25 meeting. It's after 7:30.

26 MR. ROSE: Yeah.

27 (Whereupon, the public hearing was closed and the  
28 regular meeting was called to order at 7:34 p.m.)

29 CHAIRMAN DONDORFER: Okay. I am going to call to  
30 order the Concord Township Board of Trustees meeting for

1 February 3, 2020, if we could stand for the Pledge of  
2 Allegiance.

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

4 CHAIRMAN DONDORFER: Mrs. Dawson, roll call, please.

5 MS. DAWSON: Okay. Mrs. Lucci?

6 MS. LUCCI: Present.

7 MS. DAWSON: Mr. Dondorfer?

8 CHAIRMAN DONDORFER: Present.

9 MS. DAWSON: Mr. McIntosh?

10 MR. McINTOSH: Present.

11 CHAIRMAN DONDORFER: Okay. The first order of  
12 business is we are going to swear in our new Fire Department  
13 chaplain. Would Byron Bukovesky please come forward.

14 Hi, Byron. Welcome aboard.

15 MR. BUKOVESKY: Hi. Thank you.

16 CHAIRMAN DONDORFER: Do you want to raise your right  
17 hand and then say "I do."

18 (Whereupon, the oath of office was administered to  
19 Byron Bukovesky.)

20 CHAIRMAN DONDORFER: It is my honor to welcome  
21 Chaplain Byron Bukovesky as the newest member of the Concord  
22 Fire Department.

23 (Applause.)

24 CHAIRMAN DONDORFER: Okay. We're going to go into  
25 the approval of minutes. We will need a motion to approve the  
26 January 15, 2020, special meeting minutes.

27 MR. McINTOSH: Mr. Chairman, I approve that -- or  
28 move that we approve the January 15, 2020, special meeting  
29 minutes as written.

30 MS. LUCCI: I will second.

1 CHAIRMAN DONDORFER: All in favor?

2 (Three aye votes, no nay votes.)

3 CHAIRMAN DONDORFER: Now we will need an additional  
4 motion to approve the minutes from the January 15, 2020,  
5 regular trustee meeting.

6 MS. LUCCI: Mr. Chairman, I move that we approve the  
7 January 15, 2020, regular trustee meeting minutes as written.

8 MR. McINTOSH: Second.

9 CHAIRMAN DONDORFER: All in favor?

10 (Three aye votes, no nay votes.)

11 CHAIRMAN DONDORFER: Okay. We are now into the  
12 elected officials reports and we will start with our Fiscal  
13 Officer, Amy Dawson.

14 MS. DAWSON: Thank you, Mr. Chairman. Due to timing  
15 on the month and employees' vacations and a new employee  
16 starting, I am going to request that you table the January  
17 financial reports until the February 19th -- she says with a  
18 question -- meeting.

19 MR. McINTOSH: Yeah, the 19th.

20 MS. DAWSON: Yes, thank you. That's all I have.

21 CHAIRMAN DONDORFER: Thank you.

22 Okay. Trustees reports, Mrs. Lucci.

23 MS. LUCCI: Yeah. I just wanted to address one call  
24 I received from a resident regarding salting of the roads,  
25 which is not a huge deal this winter. But the question was,  
26 why are we salting just the intersections and not the entire  
27 roads? And I was made aware and informed by our Service  
28 Director that there was a policy back in 2008 that addressed  
29 sensible salting and, basically, just to preserve vehicle,  
30 road wear, kind of deal with the increased cost of salt and

1 those types of issues. And I did relay that information to  
2 the resident and I believe we are putting that policy back up  
3 on the website in case anybody needs to review.

4 CHAIRMAN DONDORFER: Thank you.

5 MS. LUCCI: And that's it.

6 CHAIRMAN DONDORFER: Mr. McIntosh.

7 MR. McINTOSH: This -- Since the last meeting, I  
8 have taken a couple questions regarding a potential zoning  
9 violation and some questions regarding enforcement of our  
10 zoning code, some resident complaints with respect to some  
11 things with Parkview Elementary. I did take some time to  
12 visit three fire stations with Administrator Rose and both  
13 Chief Sabo and Deputy Chief Terriaco. I fielded questions  
14 regarding citizen advisory committee and the fire station  
15 project as well.

16 And I'd like to just take a minute if I could just  
17 to maybe share some information with regard to the public  
18 hearing we just had to address something Mr. Sikula said. And  
19 I just -- You asked the question about why we were even  
20 talking about it. The public hearing is just an order of  
21 process. It's due process where it's the way things go. So  
22 the Zoning Commission has their hearing and the Trustees have  
23 to do it. So every time somebody applies for this, it's just  
24 a process you go through. It isn't because we're looking at  
25 it favorably or unfavorably. It's just how the process of the  
26 township government goes.

27 And then, Ms. Harrell, with respect to some  
28 questions regarding the zoning in Concord Township and why  
29 it's changing, for those residents who don't know, I spent ten  
30 years on the Zoning Board and there is a lot of information I

1 would be willing to discuss if anyone has questions about the  
2 zoning and how it's utilized in Concord Township and some of  
3 the history. I am sure you can also contact Heather Freeman  
4 in the Zoning Department. My contact information is in the  
5 website. Business cards are out on the counter here. And I  
6 am always happy to talk with residents who have questions  
7 about how our zoning works and why the districts are what they  
8 were and so forth. So that's my report.

9 CHAIRMAN DONDORFER: Thank you.

10 We did have office hours last Friday here and we did  
11 have some residents from Concord present there.

12 MR. ROSE: Staff meeting.

13 CHAIRMAN DONDORFER: Or staff meeting. I am sorry.  
14 Staff meeting, correct.

15 MR. ROSE: Sorry.

16 CHAIRMAN DONDORFER: Thank you, Mr. Rose.

17 And we did have some discussion on the fire station  
18 project. We are in the process of setting dates for what we  
19 are going to call stakeholder meetings in which it provides  
20 open access for people in the community to be involved, give  
21 us their input, and we can have dialogue together,  
22 collaboratively with residents in the community. I am working  
23 this -- moving this project forward, which I think everybody  
24 is in agreement that that's the way we want to do it.

25 So we are going to have some timeline here in the  
26 near future. We are investigating financing options for the  
27 project and we will have discussion on those options with the  
28 -- during these stakeholder meetings and we're in the process  
29 of working out some dates. We would like to get the architect  
30 here also for discussion, so we're waiting on some information

1 back from the architect as far as availability, dates and  
2 things of that nature.

3 So with that, we're going to move into department  
4 reports, Mr. Rose.

5 MR. ROSE: Thank you, Mr. Dondorfer. Members of the  
6 Board, Mrs. Dawson, members of the audience and our public,  
7 good evening. I also would like to take a couple minutes to  
8 touch bases on the fire station project. It is front and  
9 center here with me. We did recently have a conference call  
10 with the architect. We discussed getting the cost estimate on  
11 the redesign as quickly as possible. We're hoping to have it  
12 this week.

13 We also requested a separate quote in order to  
14 conduct geoanalysis on the soccer field site. In the event  
15 that that becomes feasible, we may look at placing the fire  
16 station on the soccer field site.

17 Fire Chief and I and Mr. -- or Trustee McIntosh  
18 touched on this. The Fire Chief, myself, Trustee McIntosh,  
19 Deputy Chief Terriaco have toured several area stations again,  
20 refamiliarizing, doing more homework, looking at lessons  
21 learned from them. We continue to explore financing options  
22 in close coordination with our Fiscal Officer.

23 I think it would be best to conduct a series of  
24 stakeholder meetings. These meetings can be used to inform  
25 all the citizens regarding the fire station project. After  
26 the presentation, we can break out into several distinct  
27 groups, such as, you know, architecture and building design,  
28 fire operations, finance. So if there are subject matter  
29 experts that are in the community that wish to do a deeper  
30 dive into what we have presented or see everything about the

1 project, they can work with the architecture and building  
2 design folks, they can work with the fire op, you know, the  
3 Fire Department and talk about fire operations and how that  
4 works. They can talk to, you know, the Fiscal Officer and  
5 myself about financing options. Citizens will have the  
6 ability to discuss all that that are focused on their  
7 particular areas of interest.

8 We'll also do follow -- I am recommending follow-on  
9 meetings so that, once we have collected all these comments  
10 and questions that have been fielded, we can provide answers  
11 to everybody and update the entire community on the  
12 happenings. This allows all interested citizens the ability  
13 to participate. I recommend we conduct at least two meetings  
14 initially, one during the day and one in the evening, which  
15 gives our residents a better opportunity. So if they're busy  
16 in the evening, they can attend during the day, or they can  
17 attend in the evening if they can't make the daytime meeting  
18 and we will run the same thing twice.

19 On the agenda this evening, there are several  
20 personnel items that require your vote. I recommend approval  
21 on all four of them. There are two for the Service Department  
22 and two for the Fire Department. And we're excited to be  
23 getting these folks on board.

24 And, finally, I will be out of town starting  
25 tomorrow afternoon for the remainder of the week. I will be  
26 attending, along with Mr. McIntosh and Mrs. Lucci, we will be  
27 attending the Ohio Township Association's annual conference in  
28 Columbus. I will be available by phone and/or email should  
29 anyone need anything. I will be checking those regularly.  
30 And that concludes my report, sir. Thank you.

1 CHAIRMAN DONDORFER: Thank you, Mr. Rose.  
2 Chief Sabo, with the Fire Department.

3 CHIEF SABO: Hello, everyone.

4 CHAIRMAN DONDORFER: Hello.

5 MR. ROSE: Good evening.

6 CHIEF SABO: So for the month of January, we had 234  
7 events. We had 171 EMS calls with 123 transports to area  
8 hospitals. We had five fire events. Inside Concord we had  
9 one vehicle fire, outside of Concord we had assisted in four  
10 structure fires. We received mutual aid 18 times and gave  
11 mutual aid -- flip that. We gave mutual aid 18 times and  
12 received it 11 times.

13 Our fire prevention bureau completed 46 inspections,  
14 accounting for approximately 69 hours. They had 28  
15 inspections passed, nine passed with comments, two passed with  
16 discrepancies. We have two pending investigations or -- I am  
17 sorry -- inspections. We have five failed inspections, and  
18 that includes two follow-up inspections to the same occupancy.  
19 We also participated in two plan reviews. The hours on plan  
20 reviews for submission to the Lake County Building Department  
21 was approximately six hours, and they participated in four  
22 hours of continuing education to keep their certifications up.  
23 And then they also installed two residential knox boxes. So  
24 thank you very much.

25 CHAIRMAN DONDORFER: Thank you.

26 MR. ROSE: Mr. Chair, I apologize. Mr. Kraska was  
27 unable to be here tonight due to some circumstances, so we're  
28 going to skip the Service Department this evening.

29 CHAIRMAN DONDORFER: Okay. We will move on then to  
30 the Zoning Department, Heather Freeman.

1 MS. FREEMAN: Hello.

2 CHAIRMAN DONDORFER: Hello.

3 MS. FREEMAN: So the month of January was relatively  
4 slow as far as permits go for the Zoning Department. We  
5 issued nine applications and collected \$1,800 in fees. Our  
6 office did receive and began investigations on six new  
7 complaints about potential zoning violations and we performed  
8 over 63 site inspections on open zoning permits.

9 We also had several conversations working with  
10 commercial developers about projects that they're planning on  
11 submitting for later in this year, projects that they're  
12 hoping to get started spring/summer. So there was a lot of  
13 back and forth conversations with their engineers as far as  
14 what the process is and what they're supposed to submit. So  
15 we're looking forward to those plans.

16 Tomorrow night the Zoning Commission is going to  
17 hold their regular meeting. We're going to have a work  
18 session, the first of many, I would imagine. They want to  
19 take a look at our existing housing stock and I'm going to  
20 update them on some demographic trends and where things are  
21 going so they can maybe be better informed about decisions  
22 about if we have this independent living concept be presented  
23 again in the future or any other type of housing that may  
24 require some change in zoning.

25 Also, our Board of Zoning Appeals is going to meet  
26 next Wednesday. We have one new case for them to review.  
27 That's it.

28 CHAIRMAN DONDORFER: Thank you very much.

29 Moving on to the Recreation Department, I believe  
30 Administrator Rose is giving that report today for Debra.

1           MR. ROSE: I am. And for those of you that know how  
2 enthusiastic Debra Esker is, I promised her I would step out  
3 of my shell and be as enthusiastic as she is.

4           So the Recreation Department report: Good evening,  
5 Concord. The Concord Township Recreation Department  
6 encourages everybody to check out the classes at the Concord  
7 Community Center. We've got a lot of neat, really cool stuff.  
8 We have beginning yoga. We have Yogis Pilates Fusion. We  
9 have Pound! class, that's the one with the colored drumsticks  
10 that really gets everybody moving. We have Martial Arts. We  
11 have mixed media art, stained glass photo frame. We have  
12 Windows 10 for Adults. We have photography.

13           And, oh, by the way, there is a photography contest  
14 that's going right now. There are forms out here in the  
15 hallway and also at the Community Center. You can also look  
16 at our terrific website.

17           We have Life Skills for Teens. We have Kids &  
18 Canvass painting classes. We have a Move & Groove for ages  
19 two to three. We have Princess Ballet for ages three to five.  
20 And we have Hip Hop & Tumble for ages four to six. So there  
21 is a lot going on and you can check out the website and sign  
22 up for classes.

23           And, also, the Recreation Department, in  
24 collaboration with Morley and Mentor Libraries, is pleased to  
25 present the following workshops in February. And these  
26 workshops are hosted by library staff but they actually take  
27 place in the Concord Community Center, so it's kind of neat.  
28 The library comes to us. Okay? So on February 4th, we've got  
29 Lava Bead Bracelets.

30           On February 11th, we have the Readers' Cafe. You

1 can hang out, sip coffee as you discuss your favorite book.

2 Okay?

3 On 2/18, for those of you that are military and  
4 history enthusiasts, there is a Battle of Midway lecture which  
5 I hear is absolutely riveting.

6 And then on 2/25 -- and I am hoping Sheriff  
7 Leonbruno -- so you will have to take this message back to him  
8 for me -- I hope Sheriff Leonbruno will join me for Musical  
9 Bingo which has some terrific prizes. All right?

10 You got the winter blahs? We are going to bust out  
11 those winter blahs and we are going to head out for a winter  
12 hike. At the Old Stone School at noon on Tuesday,  
13 February 18th, we're going to get together, you're going to  
14 make and meet some new hiking friends. Bring a brown bag  
15 bunch and enjoy the charm of the Old Stone School after the  
16 short hike. It's free. You just have to call the Recreation  
17 Department to reserve your spot. And if do you pack a lunch,  
18 no egg salad sandwiches. All right? That's just doing a  
19 courtesy for everybody. All right?

20 Now, everybody's got that special antique that's  
21 been handed down from Aunt Sally that they think is extremely  
22 valuable. Okay? Well, on February 5th, you can actually find  
23 out because at the senior social they're going to have  
24 Valentine Auctions come in and they're going to facilitate our  
25 own version of "Antiques Roadshow." Okay?

26 Our local legend, Susan Cannavino, is back and she's  
27 going to present some funny historical trivia at our  
28 February 19th senior social.

29 And new this year we're hosting our monthly Bingo &  
30 Lunch Programs at the Community Center on the fourth Wednesday

1 of each month at 11:00 a.m.

2 The programs are free but reservations are required.  
3 So call the Recreation Department today or go online to  
4 register. And all of this information and more can be found  
5 in the winter/spring edition of the township newsletter, the  
6 Concord Grapevine, and also online at ConcordTwp.com or simply  
7 call the terrific Recreation Department at (440) 639-4650.  
8 Thank you very much.

9 (Applause.)

10 CHAIRMAN DONDORFER: Very, very good, Mr. Rose.

11 MR. ROSE: Thank you.

12 CHAIRMAN DONDORFER: I don't know. That sets the  
13 standard for Concord law enforcement with the Sheriff's  
14 Office. Lieutenant Harpster, you've got to follow this act,  
15 so welcome.

16 LT. HARPSTER: I don't know how you follow that. I  
17 was relieved when I didn't see Debra here because every time I  
18 come I have to follow her but you nailed it.

19 MR. ROSE: Thank you.

20 LT. HARPSTER: Good evening.

21 CHAIRMAN DONDORFER: Good evening.

22 LT. HARPSTER: For the month of January, the  
23 Sheriff's Office had 1,110 calls for service. We had five  
24 injury accidents, 12 property damage accidents. For January  
25 arrests, we had Andrea Drive, an adult male for two counts of  
26 murder; Prouty Road, we had an adult male for reckless  
27 operation and failure to comply; on Stonewycke Drive, we had  
28 five juvenile males for underage consumption; on Stonehedge,  
29 adult male for domestic violence; Crile Road at Waffle House,  
30 an adult male for OVI; Colleen Drive, an adult female for

1 domestic violence; Fredle Drive, adult female for OVI; Village  
2 Drive, an adult male for possession of marijuana; and Crile  
3 Road, adult male for disorderly conduct.

4 We had 89 alarms, 25 citations on traffic stops, 211  
5 written warnings on traffic stops. We had seven driving under  
6 suspension citations, two OVI citations and arrests. We had  
7 109 business checks and 75 crime prevention cards open.

8 We had an assault on Capital Parkway; breaking and  
9 entering of a structure, three of those, one on Johnnycake  
10 Ridge, one on Ravenna and one on 608; and we had one burglary  
11 on Prouty Road. That's all I've got.

12 CHAIRMAN DONDORFER: Thank you, Lieutenant.

13 MR. ROSE: Thanks.

14 CHAIRMAN DONDORFER: Okay. We will now move into  
15 the audience portion of the meeting tonight. If anybody is  
16 interested in coming to the podium and speaking, come up at  
17 this time and state your name and address, please. Nobody?

18 Okay. We will move into Old Business, which we have  
19 none.

20 New Business, we have several votes this evening.  
21 First is the January financial reports.

22 MR. ROSE: We were going to table those.

23 MR. LUCAS: Mr. Chairman, the request from the  
24 Fiscal Officer was to table that.

25 CHAIRMAN DONDORFER: Table.

26 MS. DAWSON: If you want, I can give you a little  
27 background on the NOPEC grant.

28 CHAIRMAN DONDORFER: Yes.

29 MS. DAWSON: Okay. So I am going to speak to the  
30 next vote and we're requesting that Resolution 2020-03 be

1 considered in the positive for a NOPEC grant. NOPEC has  
2 deemed that we are eligible for \$62,160. In order to get that  
3 money for this year -- which last year we got approximately  
4 the same amount. We tabled it for future use of the fire  
5 station. We can go ahead and do that again tonight. But they  
6 have to get an official resolution in which we determine that  
7 the chairman will be signing the grant agreement according to  
8 that. And then later on in the year, if we don't deem it  
9 necessary to use those funds this year, then we will go ahead  
10 and put in a table request. So it's just paperwork, that's  
11 basically what it is. We don't get it every year. We just --  
12 I am not sure how they determine it. Once in a while, we'll  
13 just get a surprise letter that says, "Hey, if you want  
14 \$62,160 to save energy costs, then we need an official  
15 resolution that you would like to take those funds."

16 CHAIRMAN DONDORFER: Okay. So we need a motion for  
17 Resolution 2020-03, the NOPEC grant.

18 MR. McINTOSH: Mr. Chairman, I move to accept the --  
19 or pass Resolution 2020-03 for the NOPEC grant.

20 MS. LUCCI: And I second.

21 CHAIRMAN DONDORFER: All in favor?

22 (Three aye votes, no nay votes.)

23 MS. DAWSON: Okay. Hold on.

24 CHAIRMAN DONDORFER: Next is Resolution 2020-04,  
25 intent to conduct internet auction for the sale of unneeded,  
26 obsolete or unfit personal property of Concord Township for  
27 the year 2020.

28 MR. McINTOSH: Mr. Chairman, I move to accept  
29 Resolution 2020 -- wait -- 2020-04 for the intent to conduct  
30 an internet auction for the sale of unneeded, obsolete, unfit

1 personal property in Concord Township for the year 2020.

2 MS. LUCCI: And I second.

3 CHAIRMAN DONDORFER: All in favor?

4 (Three aye votes, no nay votes.)

5 CHAIRMAN DONDORFER: Next is Resolution 2020-05,  
6 declaring certain personal property of the Concord Township  
7 Service Department surplus and not needed for public purpose  
8 and obsolete and unfit for the use which the property was  
9 acquired.

10 MS. DAWSON: And, Mr. Chairman, this particular --  
11 sorry about that -- particular resolution is specifically for  
12 a 2000 International 4700 dump truck and a 2006 Chevrolet 3500  
13 pickup truck that the Service Department needs your permission  
14 in order to sell that on the internet-based auction.

15 CHAIRMAN DONDORFER: Okay. Do I have a motion?

16 MR. McINTOSH: Mr. Chairman, I move to vote for  
17 Resolution 2020-05 declaring certain personal property of  
18 Concord Township Service Department surplus and not needed for  
19 the, for purposes of -- obsolete and unfit for the use in  
20 which it was intended and acquired.

21 MS. LUCCI: And I second.

22 CHAIRMAN DONDORFER: All in favor?

23 (Three aye votes, no nay votes.)

24 CHAIRMAN DONDORFER: Next is Resolution 2020-06  
25 declaring certain personnel property of the Concord Township  
26 Fire Department surplus and not needed for public purpose and  
27 obsolete and unfit for the use in which the property was  
28 acquired and approving the destruction of this property.

29 MS. DAWSON: And that is for the Fire Department.  
30 They have a 2004 Ford Expedition vehicle and a 2007 Dodge

1 Durango vehicle. Neither one of them are in operational order  
2 and we would benefit from training purposes as opposed to --  
3 We're not going to sell them. So --

4 MR. McINTOSH: Mr. Chairman, I vote to approve  
5 Resolution 2020-06 declaring certain property of Concord Fire  
6 Department as surplus and not needed.

7 MS. LUCCI: And I second.

8 CHAIRMAN DONDORFER: All in favor?

9 (Three aye votes, no nay votes.)

10 CHAIRMAN DONDORFER: Okay. Next we're going to  
11 address the public hearing for the zoning amendment  
12 application. I have some, you know, concerns myself.

13 MR. ROSE: You need to make a motion first.

14 CHAIRMAN DONDORFER: What?

15 MS. DAWSON: You need to make a motion.

16 MR. ROSE: You need to make a motion, then discuss.

17 CHAIRMAN DONDORFER: Okay. Make a motion to  
18 discuss --

19 MR. LUCAS: No, no. Mr. Chairman, you want to make  
20 a motion to approve the requested Zoning Amendment Application  
21 0719-2 and then read the caption, second it, and then you can  
22 have discussion.

23 CHAIRMAN DONDORFER: Okay.

24 MR. McINTOSH: Mr. Chairman, I move to approve the  
25 recommendation to deny the Zoning Amendment Application 0719-2  
26 by Ralph Victor Construction, Incorporated, requesting a  
27 Zoning Map amendment for the current Permanent Parcel  
28 08-A-018-0-00-025-0 and 08-A-018-0-00-003-0, whose address is  
29 100 -- 10811 Prouty Road and being about 25.57 acres of land  
30 for the current zoning district of R-1 to R-3.

1 MS. LUCCI: And I second the motion.

2 CHAIRMAN DONDORFER: All in favor?

3 MS. DAWSON: No.

4 MR. LUCAS: No, no, no, this is where you --

5 MR. ROSE: This is where you have discussion.

6 MR. LUCAS: Excuse me. This is where you initiate  
7 the discussion.

8 CHAIRMAN DONDORFER: Okay. Do you want to start,  
9 Morgan?

10 MR. McINTOSH: Yeah. I was on the Zoning Board when  
11 this came up in September first and the conversation then at  
12 the time -- and I did have conversation with Dave Radachy,  
13 from Lake County -- and I think the compelling deal here that  
14 we have is we've got a rezone and, regardless of conversation  
15 about what the property becomes, we're just looking at a  
16 rezone. So with respect to the question that was brought  
17 earlier also as far as traffic and all that, we're looking at  
18 a rezone. We're not looking at a site plan. We are not  
19 approving anything to that nature. So those things aren't  
20 relevant.

21 So I think we need to consider, at least from my  
22 perspective, is that this is a rezone to R-3 and there is no  
23 commitment once, you know -- We don't have, the township is  
24 not in a position to legally hold anything to conversation  
25 that's had. That is a bit of an issue.

26 I think the appropriateness of R-3 in contrast to  
27 the feedback from the community, I think, is hard for me to  
28 support that, and the fact that the Zoning Board has  
29 unanimously not supported it as well.

30 CHAIRMAN DONDORFER: Yeah, I am in agreement. I

1 mean, the Zoning Commission denied it. I see some serious  
2 concerns with additional traffic flow in that area and no  
3 immediate access to 44 or 90 and that's concerning. I also  
4 don't believe that that type of housing concept fits in that  
5 area there. So I am in agreement with you on that.

6 MS. LUCCI: And I feel that the residents have made  
7 a point as far as having any more traffic than what R-1 would  
8 anticipate. I also, you know, with what the Zoning Commission  
9 recommended, I am on board with that.

10 CHAIRMAN DONDORFER: Thank you.

11 MR. McINTOSH: So we have to do roll call?

12 MS. DAWSON: You do.

13 MR. LUCAS: Mr. Chairman, just so we're clear on  
14 this, the motion was made to approve the recommendation to  
15 deny the zoning amendment.

16 CHAIRMAN DONDORFER: Correct, to deny.

17 MR. LUCAS: So a vote in favor, yes, would mean you  
18 are in favor of denying the recommendation, denying the  
19 rezoning.

20 CHAIRMAN DONDORFER: Deny in the affirmative.

21 MR. LUCAS: Correct.

22 MS. LUCCI: Thank you.

23 MR. LUCAS: You are welcome.

24 MS. DAWSON: Roll call vote.

25 CHAIRMAN DONDORFER: Roll call vote.

26 MS. DAWSON: Mr. Dondorfer?

27 CHAIRMAN DONDORFER: Yes.

28 MS. DAWSON: Mr. McIntosh?

29 MR. McINTOSH: Yes.

30 MS. DAWSON: Mrs. Lucci?

1 MS. LUCCI: Yes.

2 CHAIRMAN DONDORFER: Okay. On to the next order of  
3 business is to vote on the conditional offer of employment to  
4 Timothy Brown for Service Director at \$78,000 annually,  
5 effective February 10, 2020, pending completion of new hire  
6 paperwork.

7 For those of you that do not know, our Service  
8 Director, Frank Kraska, will be retiring and we have made a  
9 conditional offer to Timothy Brown pursuant to interviews.

10 MR. McINTOSH: Mr. Chairman, I move to accept the --  
11 or pass the conditional offer of employment to Timothy Brown  
12 for Service Director.

13 MS. LUCCI: And I second.

14 CHAIRMAN DONDORFER: All in favor?

15 (Three aye votes, no nay votes.)

16 CHAIRMAN DONDORFER: Next is a conditional offer of  
17 employment to David Weber for maintenance worker 2 at \$18 per  
18 hour, pending completion of new hire paperwork.

19 MR. McINTOSH: Mr. Chairman, I move to approve the  
20 conditional offer of employment to David Weber for maintenance  
21 worker 2 at \$18 an hour.

22 MS. LUCCI: And I second.

23 CHAIRMAN DONDORFER: All in favor?

24 (Three aye votes, no nay votes.)

25 CHAIRMAN DONDORFER: Next, a conditional offer of  
26 employment to James Hawk, part-time firefighter/paramedic,  
27 pending background check and physical.

28 MR. McINTOSH: Mr. Chairman, I move to approve a  
29 conditional offer of employment to James Hawk, part-time  
30 firefighter/paramedic.

1 MS. LUCCI: I second.

2 CHAIRMAN DONDORFER: All in favor?

3 (Three aye votes, no nay votes.)

4 CHAIRMAN DONDORFER: Next is a conditional offer of  
5 employment to Noah Smith, part-time firefighter/EMT, pending  
6 background check and physical.

7 MR. McINTOSH: Mr. Chairman, I move to approve a  
8 conditional offer of employment to Noah Smith, part-time  
9 firefighter and EMT, pending background.

10 MS. LUCCI: I second.

11 CHAIRMAN DONDORFER: All in favor?

12 (Three aye votes, no nay votes.)

13 CHAIRMAN DONDORFER: Next on the agenda is going to  
14 be the recognition of two Eagle Scouts. Administrator Rose is  
15 going to read the Letter of Recognition for Eagle Scout  
16 Benjamin Weiss and Alexander Weiss.

17 MR. ROSE: The first one is Eagle Scout Benjamin  
18 Garrett Weiss.

19 "It is with great pleasure that the Trustees of  
20 Concord Township extend their congratulations to Benjamin  
21 Garrett Weiss for attainment of the very prestigious honor of  
22 Eagle Scout.

23 "Anyone who has known a Scout understands the hard  
24 work and dedication that accompanies the achievement of Eagle  
25 Scout. However, it is certainly worth noting that only about  
26 2 percent of your peers will achieve this same rank and that  
27 you will stand among those Eagle Scouts that have become great  
28 leaders in this country.

29 "Your Eagle Scout project of raising over \$15,000,  
30 developing a detailed plan, coordinating volunteers with 881

1 man hours to build two baseball dugouts with chain link  
2 fencing, benches, shingled roofs and concrete slab floors at  
3 Ballfield #8 at LaMuth Middle School is very commendable and  
4 will be enjoyed by the community for many years to come.

5 "Eagle Scouts are leaders by the nature of their  
6 accomplishments, which you have demonstrated by your Eagle  
7 Scout project, serving your Boy Scout troops as Assistant  
8 Patrol Leader, Patrol Leader and Quartermaster.

9 "We wish you the best in your future endeavors, and  
10 we look forward to watching you grow as a future community  
11 leader.

12 "Congratulations on becoming Eagle Scout.  
13 Sincerely, Concord Township Board of Trustees."

14 The next letter is for his brother, Eagle Scout  
15 Alexander Christian Weiss.

16 "It is with great pleasure that the Trustees of  
17 Concord Township extendd their congratulations to Alexander  
18 Christian Weiss for attainment of the very prestigious honor  
19 of Eagle Scout.

20 "Anyone who has known a Scout understands the hard  
21 work and dedication that accompanies the achievement of Eagle  
22 Scout. However, it is certainly worth noting that only about  
23 2 percent of your peers will achieve this same rank and that  
24 you will stand among those Eagle Scouts that have become great  
25 leaders in the country.

26 "We commend you on your Eagle Scout project of  
27 raising over \$9,000, developing a detailed plan, coordinating  
28 volunteers with 622 man hours to build a 22 foot by 24 foot  
29 pavilion with a concrete slab, shingled roof, gutters,  
30 downspouts and a finished ceiling at LaMuth Middle School. It

1 will be enjoyed in the community for many years to come.

2 "Eagle Scouts are leaders by the nature of their  
3 accomplishments, which you have demonstrated by your Eagle  
4 Scout project, serving on your Boy Scout troops as Patrol  
5 Leader and Quartermaster.

6 "We wish you the best in your future endeavors, and  
7 we look forward to watching you grow as a future community  
8 leader."

9 "Congratulations on becoming Eagle Scout.  
10 Sincerely, Concord Township Board of Trustees."

11 Thank you, sir.

12 CHAIRMAN DONDORFER: Thank you, Mr. Rose. I would  
13 also like to congratulate Benjamin and Alexander Weiss for  
14 attaining the Eagle Scout rank. It is a great accomplishment.  
15 As an Eagle Scout myself, I know all the hard work that it  
16 takes to accomplish that, and it does really set you up for a  
17 life of service and leadership and it really prepares you for  
18 whatever you, you know, plan on taking on in your life. So  
19 congratulations to both brothers and well done.

20 Next we will set the date for the appropriations  
21 workshop, which will be February 19th at 5:30.

22 MS. DAWSON: If that's okay with all of you, check  
23 your calendars, but that will be an hour before the Trustee  
24 meeting office hours. And the appropriations workshop is an  
25 opportunity for me to get with the Trustees to explain line  
26 items in the budget, talk about the conversations I've had  
27 with department heads, anything I see down the line. It will  
28 not include specific things regarding the fire station. It's  
29 basically housekeeping and it's day-to-day expenditures that  
30 we'll be making.

1 CHAIRMAN DONDORFER: Okay. That works for me.

2 MS. DAWSON: Would you like me to read the future  
3 meetings and announcements?

4 CHAIRMAN DONDORFER: Please.

5 MS. DAWSON: On Tuesday, February 4th, at  
6 10:00 a.m., there will be a bid opening for the combined  
7 Township-Madison Village -- Madison Village?

8 MR. ROSE: Perry.

9 MS. DAWSON: Perry. My apologies. -- Perry Village  
10 resurfacing project. And, also, there is a bid opening for  
11 Lancaster Court project at the Lake County Engineer's Offices.

12 At 7:00 p.m. that evening, as Heather mentioned  
13 previously, the Zoning Commission meeting will be here, held  
14 here at Town Hall.

15 On Wednesday, the 12th of February, at 7:00 p.m.,  
16 the Board of Zoning Appeals meeting will be here, held here at  
17 Town Hall.

18 On Monday, the 17th, we'll be closed in observance  
19 of President's Day.

20 On Wednesday, February 19th, at 5:30 p.m., there  
21 will be an appropriation workshop for the Trustees; at  
22 6:30 p.m. the same evening, we'll be holding office hours here  
23 in the conference room; at 7:30 p.m., the Trustee meeting here  
24 at Town Hall.

25 CHAIRMAN DONDORFER: Thank you, Amy.

26 MS. DAWSON: Thank you.

27 CHAIRMAN DONDORFER: And that is it for our meeting  
28 tonight. I close our meeting. Thank you, Concord. Have a  
29 good evening, everybody.

30 (Whereupon, the meeting was adjourned at 8:10 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 11th day of February  
19 2020.

20 Melinda A. Melton-----  
21 Melinda A. Melton  
22 Registered Professional Reporter

23 Notary Public within and for the  
24 State of Ohio

25 My Commission Expires:  
26 February 4, 2023

