

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on June 17, 2020

This meeting was held via Webex Teleconference and YouTube Live Streaming. See transcripts for more details.

The Concord Township Board of Trustees met to continue the Public Hearing on June 17, 2020, 7:00 p.m., in Township Hall, located at 7229 Ravenna Road. Chairman Carl H. Dondorfer opened the public hearing. Trustees present were Morgan R. McIntosh, Amy Lucci and Carl H. Dondorfer.

It was established legal notice had been made.

The purpose of the hearing was to continue the discussion of Zoning Map Amendment and Preliminary Plan Application #0320-2 submitted by Sommers Real Estate Group LLC for a proposed Residential Conservation Development (R-2, RCD District) for approximately 29.6 acres of land owned by Colburn Development LLC located off of Colburn Road, and currently known as permanent parcel numbers 08-A-012-B-00-018-0 and 08-A-012-B-00-009-0.

Mr. Dondorfer asked Mr. Sommers if he would like to come forward to address anything new as far as the updates since the last meeting and answer any questions that were raised previously.

Mr. Richard Sommers of Sommers Real Estate Group apprised the Board of a few updates regarding the landscape plan. The plan was updated to show plantings behind lots five (5) and six (6). Mr. Sommers noted the yield plan met the Lake County Planning Commission standards for sketch plans subdivisions as recorded by the Concord Township RCD requirements. He also noted in researching zoning codes for both the Lake County Planning Commission and Concord Township nowhere in either of their codes is a storm sewer retention basins required to be in this plan. He also stated he used outside people to serve as a third-party topography which changed the creek a little bit. The yield plan that was presented was reasonable and marketable however, Mr. Sommers stated he felt the RCD plan is a much better plan (streams, slopes and natural features are all preserved in the open space areas).

Mr. Dondorfer asked Mr. Sommers what type of additional landscaping improvements were made. Mr. Sommers stated that additional landscaping was added near lots five (5) and six (6), at the request of a homeowner on Timberlane. Mr. Dondorfer stated his understanding was the natural buffer at the rear of those resident's lots on Timberlane was going to be planted with trees. Mr. Sommers stated it would be a combination of a mound some three (3) to four (4) feet high depending on the adjacent topography. There would also be a combination of evergreens that stay green all year round and deciduous trees.

Mr. Dondorfer opened up the public portion of the hearing. He asked if there are any residents on the phone that would like to voice new concerns or issues that has not already been stated in the previous public hearing. The following residents spoke regarding the Zoning Map Amendment and Preliminary Plan Application #0320-2:

- Ms. Christine Hadley of 11505 Colburn Road expressed concerns with retention ponds in the open space.
- Ms. Jen Nieto of 8305 Timberlane Road expressed concerns with the yield plan and the detention pond areas in relationship to the wetlands.
- Mr. Mike Adams of 11576 Colburn Road had a question about the process for approval and the timeline for construction.
- Mr. William Witt of 8347 Timberlane Road asked what the plans would be for street lighting.
- Ms. Vanessa Pesec of 11705 Cali Court expressed concerns about whether the developer would be required to install the landscape plan. She also had questions about drainage on the yield plan, and whether it is reasonable and marketable.
- Ms. Lord of 8175 Timberlane wanted to know if the Army Corps of Engineers have approved anything to build on the north end of the site.
- Mr. Tim Rachek of 8180 Rainbow Drive asked if the Township can revisit the approval.
- Ms. Kim Tomba of 8315 Timberlane Road wants to understand the RCD and subdivision approval process. She suggested putting something on the website.

Mr. Dondorfer asked Mr. Sommers to address some of the questions asked during the public comment portion.

Mr. Sommers stated the retention will be part of the next step in the process and then go to Lake County Planning Commission for a preliminary plan review which is basically the plan presented tonight with any conditions added to the approval. The next step would be to get numerous permits: Army Corps. of Engineers Permit, Soil and Water Plan, stormwater plan and all the plans from the different agencies that would then review and approve it. Mr. Sommers stated that streetlights in a subdivision has to be approved by the Trustees. He would agree to not put streetlights in if that is what the Township wanted. He also agreed to move the mainline trunk sewers up to the right of way and out of the yards. The Homeowner's Association will be

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responsible for the sewers that go down in an easement, yard drains and storm sewers. The mainline will be on the road, as will the sanitary. As far as the revised landscape plan submitted today, Mr. Sommer's agree to make the revised landscape plan a condition of that approval. He also stated he would be open to discussing any other conditions that the Trustees had concerns about.

Mr. McIntosh stated there were concerns received in writing along Timberlane about the least impactful way to cross the stream and asked Mr. Sommers if he would consider a three sided culvert box. Mr. Sommers stated at this point we would agree to that. We are going to minimize the stream crossings to a minimum of the right of way which is sixty feet so a total 120 feet which will also be a part of the Army Corps. Permit. We would agree to the three sized box culvert to maintain stream integrity.

Mrs. Lucci asked how many extra trees are on the new plan. Mr. Sommers responded roughly 15-20 at least and that's just behind lots 5 & 6. If it is determined after these stormwater ponds are designed that we need more trees we are willing to put them in. But what you see is what we would agree to as the minimum planting.

Mr. Dondorfer closed the Public Hearing at 7:33 pm.

The Concord Township Board of Trustees met for a Regular meeting on June 17, 2020, in Town Hall, located at 7229 Ravenna Road. Chairman Carl H. Dondorfer called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, Morgan R. McIntosh and Carl H. Dondorfer.

RECOGNITION LETTER FOR GIRL SCOUT GOLD AWARD RECIPIENT KARI SCHACK. Mr. Rose read the recognition letter for Girl Scout Gold Award recipient Kari Schack. Trustees congratulated Ms. Schack on her accomplishments and wished her well in her future endeavors.

APPROVAL OF MINUTES:

June 3, 2020 Public Hearing Meeting Minutes. Mr. McIntosh moved to approve the June 3, 2020 Public Hearing Minutes as written. Mrs. Lucci seconded. Vote 3 ayes.

June 3, 2020 Regular Trustees Meeting Minutes. Mrs. Lucci moved to approve the June 3, 2020 Regular Meeting Minutes. Mr. McIntosh seconded. Vote 3 ayes.

ELECTED OFFICIALS REPORT:

A. FISCAL OFFICER:

No Report

B. TRUSTEES:

Mrs. Lucci – It has been a very busy last few weeks. I have had a lot of conversations and meetings this week with key stakeholders in our fire station project as well as continuing my own research on this project. We attended our first stakeholder meeting last night, which we thought went very well. I also engaged in correspondence with residents by email and by phone regarding the proposed RCD and did extensive research to better understand zoning. I met with some residents in the Summerwood Development concerning the issues along the path to the school and an issue with a pond. I responded to a resident asking about a grocer in the old Reider's, which negotiations are still going on. I attended the Greater Cleveland Cemetery Association meeting hosted by the Concord Cemetery. I have been watching the news very carefully, and I feel for what everyone is going through right now. I do want to acknowledge my continued support for law enforcement. Finally, I would like to wish all the fathers out there a Happy Father's Day.

Mr. McIntosh – We have all been very busy preparing for the stakeholder meeting, which I feel was very successful. I spoke to a lot of residents after the meeting broke up. This is a critical project for the Township and to see the engagement and dialogue going on is really encouraging. I have had a lot of conversations regarding the rezone from the Public Hearing we just had, including talking with a couple of different agencies. I did receive some complaints about junk property, junk vehicles and a junk home in the Township. I will be talking with our Zoning Department and Legal Counsel regarding this issue. We will try to get something going there. I too would also like to acknowledge and support the Lake County Sheriff Department for all the hard work they do in the Township. I wish all the fathers out there a Happy Father's Day.

Mr. Dondorfer – I would also like to reiterate it's been a very busy week. We had our first stakeholder meeting, and I am very happy with how it went. It was a great way to kick off this fire station project that

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is so important to this Township as far as sustaining our safety services and protecting our first responders, specifically our firefighters. I was excited to see a lot of collaboration, good ideas and input from our residents. We look forward to planning additional stakeholder meetings in the future. I did take a few calls on some drainage issues that I am working on with residents, our Service Director and some County Agencies to help facilitate in getting it rectified. I did have some lengthy discussion on the RCD proposal with residents. This Board, since the first hearing on June 3rd, has taken copious amounts of notes to address the questions that residents have had. In addition, each one of us has done additional research on our own and learned a lot in the process. We hope to make the best decisions that we can for the residents of the Township. I would like to say I do support our first responders, specifically law enforcement. Coming from the Sheriff's Department after 25 years, I hired most of the guys out there now and they are honorable police officers. They do their job the right way because they are passionate, good public servants and they enjoy serving the public. I commend them and I hope they are all safe, and I thank them for their service.

Mr. McIntosh added in expressing his appreciation and admiration for how quickly both Mrs. Lucci and Mr. Dondorfer jumped into the zoning fight as far as learning. I spent ten years on the Zoning Commission and you started this a couple of weeks ago with very little experience asking me a lot of questions. You have done a very commendable job picking it up so quickly. I just wanted to say I am honored to work with both of you and your work ethic is very commendable.

DEPARTMENT REPORT:

A. ADMINISTRATION DEPT. – Andy Rose, Administrator

Good evening. A few things to cover this evening:

- The video, along with the slide presentations, from the Fire Station Stakeholder meeting should be posted to the website by Friday afternoon. I want to thank everyone for their participation.
- We added an item to the agenda at the last minute. Item A under New Business is a change order for PO 10-2020, which is the joint road repaving project. Issues were discovered with the base of the road on Nancy Ann Drive. Crews must now concrete stabilize the base of the road approximately 16-24 inches, which will reestablish the base of the road.
- The Service Department continues to remain very busy. This past week the new salt structure was completed, which greatly increases our storage capacity.
- Recreation Department has reopened our Community Center this week. Some of the regular activities have started back such as classes and a few small group activities. Things are going very well. Applications for the college scholarships and citizen of the year are still open but closing soon. In addition, the window to submit items for the Concord History Book is closing soon. Items such as notable residents, old pictures, and memorabilia need to be submitted by the end of August.

AUDIENCE:

None

OLD BUSINESS:

DECISION ON THE ZONING MAP AMENDMENT AND PRELIMINARY PLAN APPLICATION #0320-2 SUBMITTED BY SOMMERS REAL ESTATE GROUP LLC FOR A PROPOSED RESIDENTIAL CONSERVATION DEVELOPMENT (R-2, RCD DISTRICT) FOR APPROXIMATELY 29.6 ACRES OF LAND OWNED BY COLBURN DEVELOPMENT LLC LOCATED OFF OF COLBURN ROAD, AND CURRENTLY KNOWN AS PERMANENT PARCEL NUMBERS 08-A-012-B-00-018-0 AND 08-A-012-B-00-009-0. Mr. McIntosh made a motion to accept the Zoning Commission's recommendation to approve with modifications in addition to three conditions as agreed to by the applicant including using three-sided box culverts, no streetlights, and that the landscape plan presented tonight would be the minimum landscape plan. Mrs. Lucci seconded. Roll Call Vote: Mrs. Lucci – yes; Mr. McIntosh – yes; Mr. Dondorfer – yes.

NEW BUSINESS:

- SERVICE DEPT. CHANGE ORDER PO 10-2020 TO INCREASE THE AMOUNT BY \$185,464.40 FOR ADDITIONAL/EMERGENCY ROAD WORK. Mrs. Lucci moved to approve the change order PO 10-2020 to increase the amount by \$185,464.40 for additional/emergency road work. Mr. McIntosh seconded. Vote 3 ayes.

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B. FUTURE MEETINGS & ANNOUNCEMENTS:

FRI. 6/26 8:00 AM STAFF MEETING / TBD. Mrs. Lucci proposed a time change to the staff meeting on July 26, 2020 from 9:00 am to 8:00 am. Mr. McIntosh and Mr. Dondorfer agreed to the time change.

WED. 7/1 6:30 PM TRUSTEE OFFICE HOURS / TBD
7:30 PM TRUSTEE MEETING / TBD

Upon proper motion the meeting was adjourned.

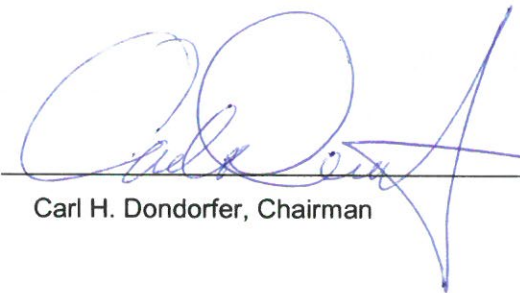
Transcripts are available online and in Town Hall.

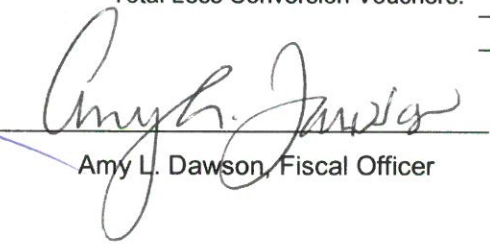
Trustees approved and signed the following checks:

CONCORD TOWNSHIP, LAKE COUNTY

Payment Listing
06/04/2020 to 06/17/2020

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount
54-2020	06/16/2020	06/16/2020	CH	OH PUBLIC EMPLOYEES RETIREMENT SY	\$29,539.99
44806	06/16/2020	06/16/2020	AW	ACTIVE PLUMBING SUPPLY CO	\$49.61
44807	06/16/2020	06/16/2020	AW	ADP INC	\$321.00
44808	06/16/2020	06/16/2020	AW	AIRGAS USA,LLC	\$473.10
44809	06/16/2020	06/16/2020	AW	ATWELL'S POLICE AND FIRE EQUIPMENT	\$105.78
44810	06/16/2020	06/16/2020	AW	CHEROKEE MANUFACTURING	\$56.00
44811	06/16/2020	06/16/2020	AW	CINTAS CORPORATION #259	\$47.30
44812	06/16/2020	06/16/2020	AW	DJL MATERIAL & SUPPLY INC	\$2,995.00
44813	06/16/2020	06/16/2020	AW	ELEMENTAL SHELTER SOLUTIONS, LLC	\$6,391.33
44814	06/16/2020	06/16/2020	AW	EMS/MC	\$2,349.17
44815	06/16/2020	06/16/2020	AW	CERNI MOTORS-PAINESVILLE	\$268.40
44816	06/16/2020	06/16/2020	AW	MELTON REPORTING	\$286.75
44817	06/16/2020	06/16/2020	AW	OSAIR, INC.	\$1,268.60
44818	06/16/2020	06/16/2020	AW	OSBORNE CONCRETE & STONE COMPAN	\$316.87
44819	06/16/2020	06/16/2020	AW	OH DEPT OF JOB & FAMILY SERVICES	\$110.58
44820	06/16/2020	06/16/2020	AW	PS CONSTRUCTION FABRICS INC	\$1,134.52
44821	06/16/2020	06/16/2020	AW	SHOPKEY	\$2,401.20
44822	06/16/2020	06/16/2020	AW	STAPLES ADVANTAGE	\$89.88
44823	06/16/2020	06/16/2020	AW	TERMINAL SUPPLY CO	\$768.19
44824	06/16/2020	06/16/2020	AW	TIME WARNER CABLE - NORTHEAST	\$148.70
44825	06/16/2020	06/16/2020	AW	VALLEY FREIGHTLINER TRUCKS	\$460.34
44826	06/16/2020	06/16/2020	AW	BRIAN DANIELS	\$130.00
44827	06/17/2020	06/17/2020	AW	LORRAINE M FENDE, LAKE COUNTY TREA	\$6,194.04
44828	06/17/2020	06/17/2020	AW	BOUND TREE MEDICAL LLC	\$1,026.00
44829	06/17/2020	06/17/2020	AW	STATE INDUSTRIAL PRODUCTS	\$404.58
44830	06/17/2020	06/17/2020	AW	DOMINION ENERGY OHIO	\$404.08
44831	06/17/2020	06/17/2020	AW	CITY OF PAINESVILLE, UTILITIES OFFICE	\$8.88
44832	06/17/2020	06/17/2020	AW	CANDACE WILSON	\$38.00
44833	06/17/2020	06/17/2020	AW	HEATHER LIPNIS	\$38.00
44834	06/17/2020	06/17/2020	AW	JILLIAN ZABROSKY	\$76.00
44835	06/17/2020	06/17/2020	AW	MIKE HAYS	\$615.00
44836	06/17/2020	06/17/2020	AW	NICOLE CLINGER	\$29.20
Total Payments:					\$58,546.09
Total Conversion Vouchers:					\$0.00
Total Less Conversion Vouchers:					\$58,546.09


Carl H. Dondorfer, Chairman


Amy L. Dawson, Fiscal Officer