

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Held via Webex Teleconference
and YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

June 17, 2020
7:30 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
Heather Freeman, Zoning Director/Zoning Inspector

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

7:35 p.m.

1
2 CHAIRMAN DONDORFER: So I will call to order the
3 Concord Township Board of Trustees meeting for June 17, 2020,
4 if you could all stand and join me in the Pledge of
5 Allegiance.

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

7 CHAIRMAN DONDORFER: Roll call, Mrs. Dawson.

8 MS. DAWSON: Mrs. Lucci?

9 MS. LUCCI: Present.

10 MS. DAWSON: Mr. McIntosh?

11 MR. McINTOSH: Present.

12 MS. DAWSON: Mr. Dondorfer?

13 CHAIRMAN DONDORFER: Present.

14 MR. ROSE: Can you ask if Ms. Kari Schack is on the
15 line? I don't know if she can hear me.

16 CHAIRMAN DONDORFER: Okay. Let me -- We're still
17 on?

18 MR. ROSE: Yeah, we're live and, Kari, are you --

19 CHAIRMAN DONDORFER: Is Kari Schack on the line?

20 MS. SCHACK: Yes, I am here.

21 CHAIRMAN DONDORFER: Hi, Kari, welcome. We have
22 recognition for you. This is the recognition letter for Girl
23 Scout Gold Award. Congratulations.

24 MS. SCHACK: Thank you.

25 CHAIRMAN DONDORFER: Mr. Rose is going to read our
26 recognition letter for you.

27 MS. SCHACK: Okay.

28 MR. ROSE: "Girl Scout Gold Award recipient Kari
29 Schack: It is with great pleasure that the Trustees of
30 Concord Township extend their congratulations to Kari Schack

1 for attainment of the very prestigious Gold Award. Anyone who
2 has known a Gold Award recipient understands the hard work and
3 dedication that accompanies this award. However, it is
4 certainly worth noting that the Gold Award is awarded to fewer
5 than 6 percent of Girl Scouts annually.

6 "Each Gold Award Girl Scout spends one to two years
7 on her project. Your leadership, service and dedication is
8 demonstrated with your project consisting of developing,
9 organizing volunteers and implementing an art club for fifth
10 graders at Buckeye Elementary School with volunteering over
11 109 hours. The different art techniques taught to paint
12 children's book covers on ceiling tiles will be enjoyed by all
13 for many years to come.

14 "Kari, we wish you the best with your future
15 endeavors and we look forward to watching you grow as a future
16 community leader. Congratulations on receiving the Girl Scout
17 Gold Award.

18 "Sincerely, the Concord Township Board of Trustees,
19 Carl Dondorfer, Morgan McIntosh and Amy Lucci."

20 MS. SCHACK: Thank you so much.

21 CHAIRMAN DONDORFER: Congratulations, Kari. That's
22 quite an honor and we hope your future is bright and good luck
23 to you.

24 MS. SCHACK: Thank you.

25 MS. LUCCI: Kari, I just wanted to add that it shows
26 true leadership. Please continue to inspire others, and we
27 wish you continued success.

28 MR. McINTOSH: Congratulations, Kari.

29 MS. SCHACK: Thank you.

30 MR. McINTOSH: I am sure this, a lot of hard work

1 went toward it and it's quite an achievement that you should
2 be very proud of and good luck in your future.

3 MS. SCHACK: Thank you.

4 MR. ROSE: Would you let her know we will make
5 arrangements to get that signed original to her later this
6 week.

7 CHAIRMAN DONDORFER: Kari, our Administrator will
8 make arrangements to get your recognition letter to you.

9 MR. ROSE: This week.

10 CHAIRMAN DONDORFER: This week. Okay?

11 MS. SCHACK: Okay. Sounds good.

12 CHAIRMAN DONDORFER: Okay. Thank you very much.

13 Okay. We will move now to approve the minutes from
14 the June 3, 2020, public hearing.

15 MR. McINTOSH: Mr. Chairman, I move to approve the
16 minutes for the public hearing and I will go ahead and make a
17 motion -- Can we make these together or separate?

18 MS. DAWSON: You have to do separate. Mike, yes?

19 MR. McINTOSH: The public hearing.

20 MS. LUCCI: I will second.

21 CHAIRMAN DONDORFER: All in favor?

22 (Three aye votes, no nay votes.)

23 CHAIRMAN DONDORFER: And we need to approve the
24 minutes for the June 3, 2020, regular trustees meeting.

25 MS. LUCCI: I move that we approve the June 3, 2020,
26 regular trustees meeting.

27 MR. McINTOSH: Second.

28 CHAIRMAN DONDORFER: All in favor?

29 (Three aye votes, no nay votes.)

30 CHAIRMAN DONDORFER: Now to elected officials

1 reports. Ms. Dawson, our Fiscal Officer.

2 MS. DAWSON: I have no report at this time,
3 Mr. Dondorfer.

4 CHAIRMAN DONDORFER: Thank you very much.

5 MS. DAWSON: You're welcome.

6 CHAIRMAN DONDORFER: Okay. Mrs. Lucci.

7 MS. LUCCI: Thank you, Mr. Chairman. I just want to
8 say it's been a very busy last few weeks. I've had a lot of
9 conversations, meetings this week with key stakeholders in our
10 fire station project, as well as continuing my own research on
11 this project. We did attend our first stakeholder meeting
12 last evening, which we thought went very well. We appreciate
13 everybody's time, those that were there and those that joined
14 us virtually.

15 I also engaged in a lot of correspondence with
16 residents by email, by phone regarding the proposed RCD and
17 have done extensive search on my own. I appreciate the, kind
18 of, the questions that help me delve more into understanding
19 zoning, so that's all very -- I am grateful for that.

20 I met with some residents on the Summerwood
21 development concerning issues along the path and an issue with
22 a pond.

23 I responded to a resident asking about our grocer,
24 if there is still any word. Those are still in negotiations,
25 so we can't make any announcements on that yet.

26 I attended the Greater Cleveland Cemetery
27 Association meeting, which was hosted in Concord by our
28 Concord group.

29 And I just want to say, you know, watching the news
30 very carefully, I feel for what everyone is going through

1 right now but I do want to acknowledge my continued support
2 for our Lake County Sheriff's Office and our local police
3 force and police everywhere. You have my support.

4 And, last, I would like to wish all of the father's
5 out there a wonderful Father's Day. Thank you very much.

6 CHAIRMAN DONDORFER: Thank you. Thank you,
7 Mrs. Lucci.

8 Mr. McIntosh.

9 MR. McINTOSH: Thank you, Mr. Chairman. Just like I
10 think all of us, I've been fairly busy preparing for the
11 stakeholder meeting, which I do feel was very successful. I
12 know I had a chance to speak with a lot of resident after the
13 meeting broke up and that was encouraging. I felt like there
14 was some good dialogue going on and I appreciate the support
15 we had within the community to come and listen and dialogue
16 with us, share opinions and ask the questions. I think it's
17 important. We all know what a critical project this is for
18 the township and it's good to see the engagement and it's good
19 to see that we have some energy moving forward.

20 I've had a lot of conversation regarding this rezone
21 that we just had the public hearing for, talked with a couple
22 of the different agencies as well, just been staying on top of
23 that.

24 I did receive some complaints recently regarding
25 junk property and junk vehicles in the township, so that is
26 something I will be discussing with our Zoning Inspector and
27 legal. I did also receive a complaint regarding a -- I don't
28 know, is there such a thing as a junk home? We have a burnt
29 out home out on Route 86 and I had a resident contact me,
30 actually, just this afternoon to discuss that. It's been an

1 ongoing problem and I think we're going to try to rattle the
2 cages. I know there is some sticky legal problems associated
3 with that but we're going to, we're going to try and see if we
4 can't get something going there.

5 So I would also like to express my support in the
6 community for Lake County Sheriff's Department. I have seen
7 them quite a few times. Sometimes it seems to go I don't see
8 them a lot but I will say, in the last two weeks, I have seen
9 their presence in my neighborhood and around the township a
10 lot and I appreciate that. I know they work hard and do a lot
11 of keep Concord safe and I would like to express our support
12 for that.

13 And I would also like to wish the father's out there
14 happy Father's Day.

15 CHAIRMAN DONDORFER: Thank you, thank you.

16 I also would like to reiterate it's been a very busy
17 week, a lot going on. I was very happy with our first
18 stakeholders meeting. I think we had close to 80 people show
19 up personally and then maybe another 20 virtually. I thought
20 it was a way, a great way to kick off, you know, this fire
21 station project. It is very important to this township as far
22 as sustaining our safety services and protecting our first
23 responders, specifically our firefighters. So I was excited
24 to see a lot of collaboration, a lot of good input, a lot of
25 good ideas from our residents. And we plan on looking forward
26 to working with them on some additional stakeholder meetings
27 in the future.

28 I did take a few calls on some drainage issues that
29 I am working with residents, as well as our Service Director
30 and some members of the county agencies to help facilitate

1 getting those rectified.

2 I did also have some lengthy discussion on the RCD
3 proposal. I spoke with several residents. I entertained some
4 emails. And I believe all of us, since the first meeting on
5 the 3rd, have taken copious amounts of notes to address the
6 questions that residents have. We've all done research and
7 it's been sort of exciting for me, not coming from zoning like
8 Morgan, to get up to speed and learn as much as we have,
9 right, Amy --

10 MS. LUCCHI: Absolutely.

11 CHAIRMAN DONDORFER: -- over the last couple weeks.
12 So we have learned a lot and, you know, we hope to make the
13 best decisions that we can for the residents of the township.

14 I would like to say, you know, I support our first
15 responders, specifically law enforcement, coming from the
16 Sheriff's Department after 25 years. Most of those guys that
17 are out there now, I hired. They're honorable peace officers.
18 They do the job the right way. They do it because they're
19 passionate and they do it because they are good public
20 servants and they enjoy serving the public, and I commend
21 them. I hope they are all safe and thank you for your
22 service.

23 MR. McINTOSH: Mr. Chairman, I would just like to, I
24 would also like to express my appreciation and admiration for
25 how quickly you both have jumped into the zoning fight as far
26 as learning that. I spent ten years on the Zoning Commission
27 doing these things and I know that you guys started this a
28 couple weeks ago with very little experience and asking me a
29 lot of questions, and you have done a very commendable job
30 picking it up so quickly. So I just want to say that I am

1 honored to work with you and your work ethic is very
2 commendable. So thank you.

3 CHAIRMAN DONDORFER: Thank you very much.

4 MS. LUCCI: Thank you.

5 CHAIRMAN DONDORFER: Okay. That moves us into
6 department reports with our Administration Department and our
7 Administrator, Mr. Rose.

8 MR. ROSE: Good evening, Mr. Dondorfer. Members of
9 the Board, Mrs. Dawson, members of the audience, both, well,
10 out in cyberspace, good evening. A few things to cover this
11 evening. With regard to the fire station stakeholder meeting,
12 the video, along with the slide presentations should be posted
13 to the website no later than Friday afternoon. The
14 videographer is doing technical stuff which allows it to go
15 from the video camera to the computer to the website to get
16 that ready. So that should be all posted to the website by
17 Friday afternoon, along with my slide show presentation and
18 the architect slide show presentation. So everything we
19 presented will be on the website. And the entire meeting was
20 recorded and that will also be on the website for everyone to
21 either watch or rewatch. I want to thank everyone that was
22 there live or virtually for their participation.

23 And, Mr. Chair, I know you thanked them yesterday
24 but just one more time I'd like to thank Quail Hollow Resort
25 Hotel for providing the venue.

26 CHAIRMAN DONDORFER: Yes.

27 MR. ROSE: That worked out great and allowed
28 everybody to appropriately distance and they made it a very
29 comfortable experience.

30 Some other things, we added an item to the agenda at

1 the last minute. Item A under New Business is a change order
2 for P.O. 10-2020, which is the Joint Road Repaving Project.
3 Tim Brown has been working with the county engineers. Some
4 issues were discovered with the base underneath Nancy Ann
5 Drive. We've got to -- we, meaning the contractor -- has to
6 go back in there and it's going to require some concrete
7 stabilization of the base of the road. They're probably going
8 to go down somewhere between 16 and 24 inches and do a
9 concrete stabilization. So we're going to request a change
10 order and that's up for vote under Item A. That came out to
11 \$185,464.40 for additional emergency road work.

12 The Service Department continues to remain very busy
13 in other areas. This past week -- and I believe pictures were
14 sent to the Trustees and Mrs. Dawson -- the new salt structure
15 was completed. We did a lot of the work ourselves. I think
16 we saved ourselves 35, 40 thousand dollars. They did a great
17 job and that structure is now up and running and it
18 tremendously expands our storage capability and capacity.

19 Recreation Department, I talked to Deb Esker today.
20 She is just absolutely giddy. The Rec -- The Community Center
21 is open. Its regular activities have started back. We've got
22 classes resuming. We have a few small group activities that
23 are starting to resume and things are going very, very well
24 and folks are glad to be going in there and enjoying our
25 Community Center once again.

26 Deb asked me to remind everybody that the
27 applications for the college scholarships for those recently
28 graduated high school seniors and the Citizen of the Year
29 applications are still open but they are closing soon. In
30 addition, the window to submit items for the Concord history

1 book is closing by the end of August. So if you think you
2 have a notable resident, old pictures, any type of memorabilia
3 that you would like or think would be great to be included in
4 the book, please get that in to the Recreation Department by
5 the end of August.

6 And that concludes my report. Thank you very much.

7 CHAIRMAN DONDORFER: Thank you, Mr. Rose.

8 We are now into the audience portion of the trustees
9 meeting this evening. Is there anybody on the line that would
10 like to participate in the audience portion? If so, could you
11 please state your name and address for the record? (No
12 response.)

13 Okay. Seeing none, we will move into Old Business.
14 As far as Old Business, on the agenda now is to accept the
15 Zoning Commission recommendation to approve with modifications
16 the Zoning Map Amendment and Preliminary Plan Application
17 0320-2 submitted by Sommers Real Estate Group LLC for a
18 propose Residential Conservation Development, R-2 RCD
19 District, for approximately 29.6 acres of land owned by
20 Colburn Development LLC, located off of Colburn Road and
21 currently known as Permanent Parcel Numbers 08-A-012-B-00-
22 018-0 and 08-A-012-B-00-009-0.

23 MR. McINTOSH: Mr. Chairman, I move that we accept
24 the recommendation of the Zoning Commission to approve the
25 rezone.

26 MS. LUCCI: I second.

27 MR. LUCAS: I believe, if you are going to make that
28 motion, you want to include the conditions which were
29 voluntarily agreed upon.

30 MR. McINTOSH: Oh, yes, thank you, Mr. Lucas.

1 Mr. Chairman, I would like to amend my motion to include the
2 conditions that Mr. Sommers agreed to, which I believe we had
3 the three-sided box culvert. Is that it?

4 MS. DAWSON: No street lights.

5 MR. ROSE: Additional landscaping.

6 MR. McINTOSH: Oh, and willing to be amenable to no
7 street lights when we, when we get there. The land, to also
8 include the landscaping plan will be that, as presented as of
9 this evening, is to be a minimum landscaping plan.

10 MS. LUCCI: I believe there is, he said he would add
11 more.

12 MR. McINTOSH: Yes, but that's a minimum plan.
13 Yeah.

14 MS. LUCCI: Okay. I second.

15 CHAIRMAN DONDORFER: Okay. Now we're going to get
16 into this discussion portion of this. There has been
17 significant input that has been provided and -- by the
18 residents in the area. I am going to cover as many as I can
19 here and then all three of us are going to try to cover all
20 those.

21 Starting out, it seemed when I read all the notes
22 that I took during the first hearing on June 3rd, there was a
23 significant concern for stormwater. We did reach out to
24 Steven Houser, from Lake County Stormwater, in regard to those
25 specific concerns of stormwater and I will summarize his
26 response from Stormwater, again, Steve Houser, in regards to
27 the stormwater issues:

28 The subdivision improvement plans will be reviewed
29 thoroughly in accordance with county development standards and
30 subdivision regulations. The plans will be evaluated for

1 compliance with these standards to mitigate the increased
2 stormwater runoff with the proposed development and with
3 adjacent properties in mind. The subdivision will be subject
4 to design and stormwater management to equal or reduce the
5 rate of runoff compared to the pre-developed conditions for
6 compliance with the county standards. The developer will be
7 responsible for correcting any deficient appurtenances within
8 the development that may be contributing to adverse drainage
9 impacts during construction and development. And, again, I
10 am, you know, summarizing what Steven Houser, from Lake County
11 Stormwater, responded to on our questions regarding
12 stormwater.

13 Again, I think that's out of the purview of this
14 zoning amendment but I wanted to ensure the residents that
15 were concerned out there that that is -- there is a mechanism
16 for monitoring that and making sure that the engineering
17 regarding the stormwater is done effectively and appropriately
18 with the Ohio EPA, as well as Lake County Stormwater in the
19 development stages of the plan. So I wanted to let the
20 residents know that we addressed that.

21 As well as I think we had some discussion about the
22 storm sewer, sewers -- I am sorry -- being located within the
23 right- of-way. I got tongue-tied.

24 MS. LUCCI: Yeah.

25 CHAIRMAN DONDORFER: That's also going to be
26 addressed appropriately.

27 There was some questions regarding requiring the
28 developer to use the least impactful way to cross the two
29 streams, such as a three-sided box culvert, which I think
30 Mr. Morgan McIntosh just touched on. But Mr. Houser did

1 indicate that the developer will be required to obtain
2 necessary permitting from the U. S. Army Corps of Engineers
3 for stream enclosure and crossing. This permitting process
4 will evaluate and take into consideration the stream channel
5 and biological criteria and determine a viable crossing
6 structure to minimize impact on the stream. I think that
7 addresses some of the concerns I read in my notes about the
8 impact on that stream.

9 There was questions about the feasibility and
10 buildability of some of the lots. And, again, I think those
11 are personal opinions that are subjective in nature. Even if
12 they're up against the riparian setback, I believe and my
13 understanding is, they do meet zoning requirements. What one
14 person might consider is a buildable lot, somebody else might
15 not. So they have -- That I believe is subjective in nature.

16 I know we had some concerns about traffic in the
17 area impacting the residents on Timber Lane. I can assure you
18 that Mr. Sommers has indicated that he will work to remedy
19 that so it doesn't impact the residents on Timber Lane. We
20 can certainly help facilitate some of those traffic concerns
21 in the township and we will make sure that that is not an
22 issue.

23 Do either of you have any comments? I am trying to
24 go over my notes on what I wanted to touch on. I know we were
25 sort of piecing some of our responses as to what we wanted to
26 hit on. Morgan, go ahead.

27 MR. McINTOSH: All right. Yeah, a lot to digest
28 here. I think a lot of -- Do you want to move it?

29 MR. ROSE: Yeah, I will.

30 MR. McINTOSH: Thank you. A lot of ground to cover

1 here with respect to this rezone. As I said in the past, I've
2 been through a few of these but I probably spent the most
3 time, you know, going over and having diligence on this
4 particular rezone request. I did, I was -- There was a
5 comment in the staff report and that was mentioned several
6 times as concerned residents with respect to where a county
7 agency had said that they had concern about the R-1 yield plan
8 and the marketability and reasonability of the lots. So I
9 wanted to get some clarification because I hadn't seen that
10 kind of a comment from that agency ever in my history of
11 looking at these things, so I questioned it and I spoke with
12 the director of that department and we had a good conversation
13 about it.

14 And his objection or the objection of his department
15 was really they weren't real enamored with the R-1 plan but
16 said, "Hey, look, it meets its requirement and we feel that
17 the RCD is the way to go with that property." And that,
18 actually, I concurred with that because my concern when I
19 looked at that R-1 property is I don't want to see something
20 like that developed. Given the challenges of this property, I
21 think, I think the rezone is the way to go. When I look at
22 the way the landscaping plan is laid out and I look at the way
23 the property itself is laid out, it's not touching the
24 critical things and I think that's important. That is the
25 spirit of conservation zoning and I think that speaks to it.
26 This is an ideal project for that.

27 As you said, Mr. Chairman, a number of these issues
28 raised with respect to the water issues are not -- They're not
29 the legal authority of Concord. That's something we have to
30 rely on outside agencies for, the county and the Army Corps of

1 Engineers. And I think we heard Mr. Lucas explain the legal
2 structure there and that's not something that's in our purview
3 but it is there and that's what protects the residents.

4 I did receive some email and some requests and I did
5 have a phone call with somebody that kind of challenged me or
6 questioned with respect to zoning in Concord or -- I am
7 sorry -- not zoning, development in Concord and all this
8 growth and cutting down trees. I know that we had said also a
9 couple times and I wanted to correct this reference to clear-
10 cutting. The property wasn't clear-cut. I think that's a
11 misrepresentation. In fact, if we want to see it clear-cut, I
12 think we could, you know, we could go ahead and deny this and
13 see an R-1 plan developed and we would see a lot more trees
14 taken out. We would see more removed.

15 CHAIRMAN DONDORFER: Right.

16 MR. McINTOSH: We wouldn't get the landscaping put
17 in.

18 But speaking a bit to the development in Concord,
19 when we look at projects like this, we know they're coming.
20 If you look at the Zoning Map, you see all around Concord
21 Township all the R-1 properties and all of the residential.
22 Many of those districts have been in place for 30, 40, 50
23 years, as old as Concord zoning is. So this development is
24 not being decided today, to now. These lands were always
25 going to have homes on them. The way I have always felt about
26 zoning in Concord, it's our responsibility to responsibly
27 steward that development. So the development is coming. It's
28 been here. We have seen tremendous growth over the last two
29 decades in Concord Township and I think this is the kind of
30 plan that suits our development in Concord, so I support it.

1 Mr. Sommers always does a good job. I know in my
2 development here recently, he is just working out the final
3 touches on some things and he is very good at carrying through
4 what he says. So I am glad that he is working on this one.

5 CHAIRMAN DONDORFER: Mrs. Lucci.

6 MS. LUCCI: So thanks.

7 MR. ROSE: Sorry. I am just --

8 MS. LUCCI: Thanks, Morgan, for trying to outline
9 some of those key points. I think, you know, in my
10 discussions with some of the residents, I think they agreed
11 that, you know, an RCD would be preferable. When I look at
12 some of the questions that have been fielded, you know, some
13 of the things that I think are important to maybe to say again
14 or to answer are that the sublots on the yield plan did
15 conform to minimum zoning requirements for the R-1 District.

16 CHAIRMAN DONDORFER: Right.

17 MS. LUCCI: The Lake County Planning Commission
18 stated that the yield plan can support 43 sublots. The
19 retention ponds and stormwater management issues are approved
20 by the Lake County Engineer. We don't have jurisdiction over
21 that. Stormwater ponds are permitted to be located on sublots
22 if approved by the Lake County Engineer. The developer has
23 submitted his landscape plan and has agreed to additional
24 landscaping, if so required. The RCD plan does comply with
25 open space requirements as set forth by the Zoning Resolution.
26 The property has not been clear-cut, I think, as we just
27 discussed. Stormwater and flooding, again, not part of our
28 jurisdiction. Any additional comments by stormwater engineer,
29 developer will have to comply with the Army Corps of
30 Engineers. We have said that again. The subdivision

1 development will be evaluated for compliance with standards to
2 mitigate increased stormwater runoff. Again, not our purview.
3 Crossing the streams are not under the jurisdiction of
4 Concord, they are from Lake County Engineer. And the
5 Stormwater did state in an email that the plan accurately
6 represents, represents the actual site conditions.

7 So those are sort of the facts that I am going, you
8 know, that I am looking at in looking at whether or not to
9 approve this. I know the residents, it's been very difficult
10 to have a lot of wooded area that you know is not the same.
11 You know, it's a big change. We all now know difficult it is
12 when we've had privacy and we've had something that looked the
13 same way for 40 years, all of the sudden, it looked different.
14 So I understand. I empathize. I understand that, you know,
15 that's difficult. But as Morgan said, we have had these plans
16 in place. I think the residents, you know, all agree that the
17 RCD is probably a better way to go. So I just wanted to make
18 those comments.

19 MR. McINTOSH: Could I get that back, just drag it
20 over or just turn it more in my direction.

21 Yeah, Ms. Lucci said something that I think, in my
22 conversations with Mr. Donaldson up at the Conservation
23 District, he and I had an interesting conversation about the
24 two plans and I did challenge a bit. I said, "Well, you're
25 questioning. Your comment in the report says you're
26 questioning the yield plan but then you're going ahead and
27 you're approving it."

28 And he said, "No, don't misunderstand me. We think
29 RCD is the way to go on that property," which, again,
30 reinforced my conclusion which I had originally. We did have

1 a conversation about the process. I know that was a big
2 discussion tonight where people were asking the question. And
3 as this R-1 plan has been scrutinized, it meets the
4 requirements. And he even said that though he didn't
5 particularly care for the way the plan shook out, look, that
6 chunk of land is going to support the number of houses.

7 So I, kind of, I circle back then to my original
8 thing is I would rather see the RCD plan than an R-1 plan
9 where we lose more trees and it's just not -- I just don't
10 think the product is going to be as nice. I think we're going
11 to do more to conserve it.

12 And I, too, want to go on the record as at least
13 there is one Trustee on this Board now that doesn't like
14 street lights because I don't like them either. I have one in
15 front of my house and I can't stand it. So I am right along
16 with the residents on Timber Lane that no lights is good with
17 me. I will also add that I think LED lights are a big step
18 forward. That does help. But I am a "no street light"
19 proponent as well.

20 CHAIRMAN DONDORFER: Thank you. I would also like
21 to just state, you know, when you look at it, the R-1 plan,
22 you know, I agree that the RCD is the way to go. I mean, if
23 you're going to maintain 40 percent of the green space with
24 the plan, I think it is better for the area. And I think it,
25 you know, Mr. Sommers, he's very, you know, amicable and has
26 been very open to speaking with the residents and listening to
27 them and, you know, listening to their recommendations and
28 doing above and beyond. So I thank you for that and I think
29 it will be a nice development for the area.

30 So with that --

1 MR. ROSE: Roll call vote.

2 CHAIRMAN DONDORFER: We will do a roll call vote to
3 accept the Zoning Commission recommendation, Mrs. Dawson.

4 MS. DAWSON: Mrs. Lucci?

5 MS. LUCCI: Yes.

6 MS. DAWSON: Mr. McIntosh?

7 MR. McINTOSH: Yes.

8 MS. DAWSON: Mr. Dondorfer?

9 CHAIRMAN DONDORFER: Yes.

10 Okay. Thank you. We are going to move out of Old
11 Business and into New Business. And we have two items -- I am
12 sorry -- one item to vote on for the New Business today.

13 MS. LUCCI: Mr. Chairman, I make -- I move that we
14 vote on the Service Department's change order to Purchase
15 Order 10-2020 to increase the amount by \$185,464.40 for
16 additional emergency road work.

17 MR. McINTOSH: I second.

18 CHAIRMAN DONDORFER: All in favor?

19 (Three aye votes, no nay votes.)

20 CHAIRMAN DONDORFER: Mrs. Dawson, future meetings
21 and announcements.

22 MS. DAWSON: Thank you, Mr. Dondorfer.

23 MR. ROSE: Meeting time.

24 MS. DAWSON: On Friday, June 26th, we will have a
25 staff meeting at --

26 MS. LUCCI: I would like to propose a time change
27 just because of the conflict, if we could start that staff
28 meeting at 8:00 a.m., if possible.

29 CHAIRMAN DONDORFER: Certainly, certainly.

30 MR. McINTOSH: I have a question regarding that

1 staff meeting. I keep forgetting to ask you about this. Are
2 we doing that virtual still?

3 CHAIRMAN DONDORFER: I think we will have to because
4 I will be out of town.

5 MR. McINTOSH: Good to know.

6 CHAIRMAN DONDORFER: So I will be --

7 MR. McINTOSH: Okay. Then I am fine.

8 MS. LUCCI: So 8:00 is okay?

9 CHAIRMAN DONDORFER: Can we do that virtually,
10 Mr. Rose?

11 MR. ROSE: Yes, sir.

12 CHAIRMAN DONDORFER: Thank you.

13 MS. LUCCI: Great.

14 MR. ROSE: I will set up the meeting.

15 CHAIRMAN DONDORFER: 8:00 a.m., Mrs. Dawson.

16 MS. DAWSON: 8:00 a.m. on Friday, June 26th, yippee.

17 On Wednesday, July 1st, 6:30 p.m., trustee office
18 hours to be determined. Location, we're going to assume it's
19 either the conference room or here but we will get back to
20 you. At 7:30 p.m. on Wednesday, July 1st, our normal trustee
21 meeting will be here at Concord Town Hall either in the
22 meeting room or the conference room or somewhere at Concord
23 Town Hall.

24 CHAIRMAN DONDORFER: Thank you, Mrs. Dawson.

25 MS. DAWSON: Thank you. Again, I --

26 CHAIRMAN DONDORFER: Thank you, Concord Township.
27 Thank you for joining us this evening. We hope you all stay
28 well and healthy. If anybody out there in the community needs
29 anything, please feel free to reach out to one of the
30 Trustees. We're always accessible and look forward to

1 speaking with you. Thank you, and that concludes our trustee
2 meeting this evening.

3 (Whereupon, the meeting was concluded at 8:08 p.m.)

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STATE OF OHIO)
COUNTY OF CUYAHOGA)

CERTIFICATE

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 30th day of June 2020.

Melinda A. Melton
Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the State of Ohio

My Commission Expires:
February 4, 2023

