

RECORD OF PROCEEDINGS**Minutes of Concord Township Board of Trustees Special Meeting****Held on June 28, 2021**

This meeting was on Facebook Live and YouTube Live Streaming. See transcripts for more details.

The Concord Township Board of Trustees met to have a Special Meeting to continue the Public Hearing on June 28, 2021, 7:00 p.m., in Township Hall, located at 7229 Ravenna Road. Chairman Morgan R. McIntosh called the public hearing to order. 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 Amendment Application #2021-1 submitted by ALM Lake Properties, LLC requesting a Zoning Resolution map amendment and Preliminary Plan approval from the current zoning district of R-1, Residential to R-2, Residential Conservation Development for the following properties: 10090 Hoose Road, current parcel number 10-A-026-C-00-055-0, owned by Shirley A Loxterman; Hoose Road Rear, current parcel number 10-A-026-C00-051-0, owned by Shirley A Loxterman; 10100 Hoose Road, current parcel number 10-A-026-C-00-062-0, owned by Shirley A Loxterman; Morley Concord, current parcel number 08-A-026-0-00-075-0, owned by William H Loxterman TR; 7574 Morley Road, current parcel number 08-A-026-0-00-003-0, owned by Jerry V Patriarca; 7554 Morley Road, current parcel number 08-A-026-0-00-022-0, owned by Jerry V and Constance M Patriarca; and a portion of 0 Isley Sq Concord, current parcel number 08-A-026-0-00-056-0, owned by Humanitarian Consulting Ltd.

Mr. McIntosh read an email provided by Vanessa Pesec into the record. Another letter dated May 26, 2021, from David Radachy, Secretary of the Lake County Planning Commission, was read into the record indicating that the Planning Commission recommended that the district amendment be made. Mr. McIntosh read a letter dated June 2, 2021 from Heather Freeman, Zoning Inspector, indicating that the Zoning Commission recommended approval of the zoning map amendment and preliminary plan at their June 1, 2021 meeting.

Mr. McIntosh then asked Mr. Smul, applicant, 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. Jeff Smul, 7992 Still Water Ct, stated he submitted updated plans and a landscape plan.

Mr. Brian Uhlenbrock, Neff & Associates, came up and addressed/explained the changes to the plans. A landscaping plan was also submitted. Mr. Dondorfer asked Mr. Uhlenbrock about preserving existing plantings. Mr. Uhlenbrock stated they will likely remove existing plantings since they would likely not survive the construction phase and new plantings would be installed. A discussion followed regarding landscaping in specific areas of the proposed development.

Mr. McIntosh re-opened up the public portion of the hearing. He asked if there are any residents 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 application:

Ms. Barbara Kilfoyle, 10100 Meadowlake Court, expressed concerns with the landscape buffer. She believes the landscaping buffer is insufficient to provide an adequate buffer between existing homes and the proposed development.

Mr. McIntosh asked the developer to address the concern brought up during the public comment portion.

Mr. Tom Riebe of ALM Properties stated they reviewed the landscaping between the existing homes and the new development. He stated the owners adjacent to Ms. Kilfoyle have no objections, so he does not understand her objections. Mr. McIntosh addressed that the temporary cul-de-sac was always planned as temporary and it is a Lake County decision to have the street go through and connect.

A discussion ensued regarding the favorability of having an R-2 RCD district rather than the current R-1 district in order to preserve open space which also follows the Comprehensive Plan.

Mr. Riebe again addressed the Board to address the buffer. He stated there is 36 percent of open space presented in the plan. He wishes to close the open space down between the clubhouse and lot 28 in order to provide slightly more distance from the clubhouse. This, he stated, will also help with the transition from the existing homes. A discussion was held on this.

Mrs. Lucci asked about the driveways for the houses on Hoose Road. Mr. Riebe suggested they would make those lots a bit deeper to make it easier for cars to turn around. Mr. McIntosh asked Mr. Riebe if he will be incorporating these into the plan. Mr. Riebe stated he would stipulate to both the smaller gap between the lot and clubhouse and making the three Hoose Road lots deeper to allow for easier car access and exit.

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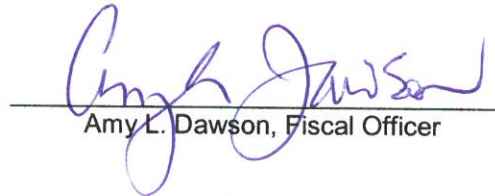
Mr. McIntosh asked Mr. Lucas about the procedure to specify the two stipulations into the revised plan. Mr. Lucas provided the language to make the motion at the appropriate time.

Mr. McIntosh closed the Public Hearing.

Mr. Dondorfer then made a motion to approve the Zoning Commission's recommendation that the zoning be amended from R-1 to R-2 RCD, and approve the preliminary development plan dated 6/23/2021, and subject further to the two additional stipulations agreed to by the applicant dealing with the narrowing of the green space between lot 28 and the clubhouse and the deepening of the lots on lots 57-59. Mrs. Lucci seconded. Vote 3 ayes.

Upon proper motion the meeting adjourned.


Morgan R. McIntosh, Chairman


Amy L. Dawson, Fiscal Officer