

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
PUBLIC HEARING

Held via YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

September 15, 2021  
7:15 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Amy Lucci, Vice Chair  
Carl Dondorfer, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

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

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

6:30 p.m.

VICE CHAIRWOMAN LUCCI: Good evening. I would like to call to order this Concord Township Board of Trustees public hearing for today, September 15, 2021.

Mrs. Dawson, can you call the roll, please.

MS. DAWSON: No.

VICE CHAIR LUCCI: I call to order, at this time, we will call to order the public hearing for an Amended Development Plan for Eagle Pointe RCD. It is noted that proper notice for this hearing was published in the News-Herald.

Mrs. Dawson, can you call roll, please.

MS. DAWSON: Okay. Mr. Dondorfer?

MR. DONDORFER: Present.

MS. DAWSON: Mrs. Lucci?

VICE CHAIR LUCCI: Present.

At this time, I would like to hear some comments from the developer as to, to address the amendment, proposed amendment.

MR. SOMMERS: Good evening. Richard Sommers, with Sommers Real Estate Group. As you are aware, we had this project approved sometime last year under the RCD code. We're asking for actually two changes.

The first change is to increase the right-of-way width from 60 feet to 77 and a half feet for approximately the first 700 feet of the subdivision. This accomplishes two things. It eliminates a small, narrow strip on the left side of subdivision coming in. And if you note on the plan, the box culvert that was agreed to as part of the rezoning was originally in an easement. By doing this, the entire culvert

1 is in the right-of-way, which is, long-term maintenance,  
2 actually preferred by the County Road Department for this  
3 culvert. Sec -- The original plan had about a 17-foot strip  
4 there that was, technically, green space. It was not part of  
5 the open space requirements since it did not meet the 50 foot  
6 rule. So we're not taking anything out of green space by  
7 adding this additional right-of-way. I would like to make  
8 that comment.

9 The second thing we're asking for is we would like  
10 to do this in two phases. Originally, it was one phase as  
11 presented, all the lots were to be paved at one time. What  
12 we're proposing, at lots 14 and 39, which is approximately  
13 halfway through the subdivision, we're proposing to put in a  
14 cul-de-sac. This is, in effect, a temporary cul-de-sac but it  
15 will be paved. There's been some issues with stone cul-de-  
16 sacs and buses and chips and maintenance, so we will be paving  
17 that cul-de-sac with a temporary pavement that meets the  
18 County Engineer's specifications.

19 Those are really the only changes to the, proposed  
20 changes that we're here for tonight. And if you have any  
21 questions, I would be glad to answer them.

22 VICE CHAIRWOMAN LUCCI: Mr. Dondorfer, do you have  
23 any questions?

24 MR. DONDORFER: No. I mean, I looked at the  
25 proposed changes. I did have some conversation with Heather  
26 Freeman, from Zoning, and she -- I listened to her  
27 recommendations for approval. And I really don't have any  
28 issues with any of the -- a couple minor changes.

29 VICE CHAIR LUCCI: I don't have any questions but I  
30 would like to hear from Mrs. Freeman. Any comments regarding

1 the proposed amendment change?

2 MS. FREEMAN: I think Rick explained it well as far  
3 as what the changes are. I reviewed it in compliance with the  
4 original approval and the open space requirements, and we're  
5 still at the same open space, as Mr. Sommers indicated. This  
6 area that is expanding at the right-of-way was not counted as  
7 open space because it didn't meet the minimum dimensional  
8 requirement. So --

9 And he did provide an updated landscape plan for you  
10 as well, in addition with the plat, and it includes everything  
11 that he had shown previously, plus some of the additional  
12 landscaping that was talked about at the last meeting behind  
13 sublots 1 through 4 that he agreed to there as well. So  
14 that's it.

15 VICE CHAIR LUCCI: So I guess the question then,  
16 will the HOA be part of -- will it handle any of the  
17 landscaping?

18 MR. SOMMERS: Heather and I discussed that. I  
19 believe we have already recorded the deed restrictions, so we  
20 will do an amendment to the deed restrictions which obligates  
21 the HOA to maintain the landscaping that's in the right-of-way  
22 both along Colburn and on the left side of the proposed, that  
23 will be in the right-of-way. But the HOA will be responsible  
24 for maintaining that landscaping.

25 VICE CHAIR LUCCI: Great. Do we have anyone in the  
26 audience that wishes to address Mr. Sommers?

27 (No response.)

28 All right. If there is no other questions, then I  
29 will close the public hearing.

30 MR. SOMMERS: Thank you.

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MR. DONDORFER: Thank you, Mr. Sommers.  
(Whereupon, the public hearing was closed at  
7:20 p.m.)

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STATE OF OHIO )  
COUNTY OF LAKE )

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 1st day of October 2021.

Melinda A. Melton  
Melinda A. Melton  
Registered Professional Reporter

Notary Public within and for the  
State of Ohio

My Commission Expires:  
February 4, 2023

