

CONCORD TOWNSHIP BOARD OF TRUSTEES  
LAKE COUNTY, OHIO  
REGULAR MEETING

Held via YouTube Live Streaming

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

April 6, 2022  
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Amy Lucci, Chairwoman  
Carl Dondorfer, Vice Chair  
Morgan McIntosh, Trustee  
Amy Dawson, Fiscal Officer

Also Present:

Andy Rose, Administrator  
Michael Lucas, Esq., Legal Counsel  
Matthew Sabo, Fire Chief  
Tim Brown, Service Director  
Heather Freeman, Zoning Director  
Debra Bechel-Esker, Recreation Director  
Sergeant Jerrold Infalvi, Sheriff's Office

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

7:30 p.m.

CHAIRWOMAN LUCCI: All right. Good evening. I am calling to order the Concord Township Board of Trustees meeting for April 6, 2022. Would you please join me in the Pledge of Allegiance.

(Whereupon, the Pledge of Allegiance was recited.)

CHAIRWOMAN LUCCI: Mrs. Dawson, can you please do roll call.

MS. DAWSON: Mr. Dondorfer?

MR. DONDORFER: Present.

MS. DAWSON: Mr. McIntosh?

MR. McINTOSH: Present.

MS. DAWSON: Mrs. Lucci?

CHAIRWOMAN LUCCI: Present.

And moving to the approval of minutes, can I get a motion?

MR. DONDORFER: I will make a motion to approve the minutes from the March 16, 2022, regular trustees meeting.

MR. McINTOSH: You have to second.

CHAIRWOMAN LUCCI: And I will second. All in favor?

MR. McINTOSH: Abstain.

(Two aye votes, no nay votes, one abstention.)

CHAIRWOMAN LUCCI: Time for our Elected Officials Reports, our Fiscal Officer, Mrs. Dawson.

MS. DAWSON: Thank you, Mrs. Lucci. As of March 31st, we were 25 percent of the way through the calendar year. Treasury balance for the 20 active funds within the Township Treasury was \$17 million. We received the first half of the 2021 real estate taxes last week. The Treasury balance includes \$11 million in funds set aside for specific purposes.

1 It does not include working capital.

2 Year-to-date revenue was 45 percent of the annual  
3 budgeted resources and expenditures were 13 percent of the  
4 Treasury balance for 2022, so we are well within budget.

5 I will be rewriting permanent appropriations and  
6 revenue for the next meeting. In the meantime, I am  
7 requesting supplement appropriations of an additional \$50,000  
8 in capital projects and \$25,000 in the TIF Fund so we can book  
9 the final SIB loan entries and payoff as provided by the State  
10 of Ohio earlier today. And I will need a separate vote for  
11 each one of those.

12 CHAIRWOMAN LUCCI: We need a vote right now?

13 MS. DAWSON: Right now.

14 CHAIRWOMAN LUCCI: Okay.

15 MR. DONDORFER: Where are we at?

16 MS. DAWSON: It's not on the agenda, Mr. Dondorfer.  
17 I am bringing it up from the floor, as I indicated to you  
18 earlier today.

19 MR. DONDORFER: Okay, all right.

20 MR. McINTOSH: I will make a motion to appropriate,  
21 for the supplemental appropriation an additional \$50,000 for  
22 the Capital Projects Fund.

23 MR. DONDORFER: I will second.

24 CHAIRWOMAN LUCCI: All in favor?

25 (Three aye votes, no nay votes.)

26 MR. McINTOSH: And I will move to, for supplemental  
27 appropriations in the amount of \$25,000 to the TIF Fund.

28 MR. DONDORFER: I will second.

29 CHAIRWOMAN LUCCI: All in favor?

30 (Three aye votes, no nay votes.)

1 MS. DAWSON: Thank you very much.

2 CHAIRWOMAN LUCCI: Anything else to report?

3 MS. DAWSON: Yes. And if you have any questions, do  
4 not hesitate to call my office, 354-7516. Thank you very  
5 much, appreciate it.

6 CHAIRWOMAN LUCCI: Thank you, Mrs. Dawson.

7 Mr. Dondorfer.

8 MR. DONDORFER: Thank you, Mrs. Lucci. I had a  
9 couple calls from some residents since the last meeting. One  
10 was regarding an HOA's responsibility regarding water  
11 retention basins. I know we are getting more and more  
12 interest in this. Actually, I think we're going to have  
13 somebody from Lake County in.

14 MR. ROSE: Next meeting.

15 MR. DONDORFER: Okay, great. You know, a lot of  
16 people don't understand. When you're in a development and  
17 there is an HOA and bylaws and things of that nature, if there  
18 is water basins in there, normally, the responsibility lies on  
19 the homeowners' association. So I had some dialogue with a  
20 resident regarding that.

21 I took a call from a resident on Girdled Road that  
22 was having an issue with some water runoff and we had him  
23 pointed in the right direction. I think we're going to be  
24 able to take care of his concerns.

25 I did have several phone calls and some email  
26 correspondence regarding the public hearing we had, public  
27 hearing number one today, and I know we are going to have some  
28 further dialogue on that later on.

29 And I would just like to remind the residents of our  
30 Easter Egg Hunt we have this weekend that Deb Esker has

1 organized for us on Saturday. So always a well-attended  
2 event, and so we hope you can come out for that.

3 And it was also nice to swear in our leadership at  
4 the Concord Township Fire Department tonight and I'm proud of  
5 those guys and look forward to seeing them lead our staff and  
6 eventually move across the street to our new fire station.

7 So thank you.

8 CHAIRWOMAN LUCCI: Thank you.

9 Mr. McIntosh.

10 MR. McINTOSH: Thank you, Madam Chairman. It's good  
11 to be back. I regret missing last month. I just got some  
12 time off. But since I was here last, I will report on what a  
13 delightful time the Founder's Breakfast was just about this  
14 time last month. Very exciting to be celebrating the 200th  
15 birthday of Concord Township. That was really great, a great  
16 event. It was great to see some of our former elected  
17 officials and county elected officials there and just to  
18 reflect on what a great community Concord is. And I know  
19 there was a lot of talk about being a community and everybody  
20 here always says, oh, Concord is such a great place, and I am  
21 sure a lot of communities in Lake County do. But it is a time  
22 to celebrate and be together. And as we talked about when we  
23 swore in the Fire Department, I mean, it's a Concord family.  
24 It's great. I am very excited about this year.

25 I did have some conversations and questions about  
26 folks regarding the Ivy Ridge. I also did receive some email  
27 correspondence regarding our public hearing earlier with  
28 respect to the rezone that we had a public hearing on just a  
29 bit ago. I've had some conversations about stormwater with a  
30 few residents and a couple other things. I did get an email

1 from a resident and did see some comments on social media and  
2 there has been a rumor started that Concord Township is not  
3 building Fire Station Number 2, that that project is dead.  
4 And I want to make sure to address the fact that that is false  
5 information. That project is not dead. It's still intended  
6 and right now we're building Station 1.

7           So I guess I will close my remarks by saying that,  
8 slow down out there. I know it's a problem. I know,  
9 Mr. Dondorfer, I am sure you've dealt with it for years  
10 patrolling the streets of Concord Township. But spring is  
11 there and I know the streets have been empty in a lot of our  
12 neighborhoods because of the winter and we've had a lot of  
13 snow and it's been cold this year, but people are getting back  
14 out there. And I just urge everyone to slow down because  
15 residential speed limit is 25 miles an hour and there is kids,  
16 there is pets, there is adults out there and people are  
17 driving quick. So we always like to bring that to everyone's  
18 attention.

19           CHAIRWOMAN LUCCI: Thank you. Thank you for your  
20 comments.

21           I'd like to mention also what a pleasure it was to  
22 swear in our new firefighters this evening. It's always  
23 wonderful to get to be in their presence and be with such men  
24 and women who truly are -- just deserve to have all the  
25 attention on them. Thank you for the leadership.

26           Mr. Rose and I attended the Eastern Lake County  
27 Chamber event a couple weeks ago to talk about all the good  
28 things that are going on in Concord Township.

29           I, as well, have spent considerable time with many  
30 residents regarding some new developments along Girdled and

1 Nature Preserve and a lot of time researching myself a lot of  
2 the information related to that development. I've also had  
3 conversations with residents regarding our zoning issues that  
4 were before us today in the public hearing and spending a lot  
5 of time doing research on that as well.

6 We did have a staff meeting last week. And as you  
7 mention, I do look forward to our Easter Egg Hunt on Saturday.  
8 Deb, I hope you bring some good weather.

9 I do want to mention one phone call that  
10 Mr. Dondorfer actually received from a resident who lost her  
11 husband a couple years ago in the intersection of Prouty and  
12 Morley. And after that incident happened, she contacted  
13 Mr. Dondorfer and he helped reach out to the county. You  
14 know, we discussed it, that it is a good area to do a traffic  
15 study to look at the amount of accidents. We all know that  
16 that's a high accident area. And the county did their due  
17 diligence and recommended a change in the way the lights are  
18 adjusted. And Ms. Gayle Sikula was very appreciative, talked  
19 a great deal about how wonderful you were, how you responded  
20 to her right away, how the Board went ahead and made those  
21 recommendations and she wanted to thank us and she can't wait  
22 to meet you.

23 MR. DONDORFER: Thank you.

24 CHAIRWOMAN LUCCI: So thank you for your due  
25 diligence and that, Mr. Dondorfer.

26 MR. DONDORFER: Yeah. On behalf of the Board, I  
27 mean, we all realized that that was a need that needed to be,  
28 a measure that needed to be taken. I mean, there have been  
29 several accidents at that intersection over the years. And  
30 she really appreciated, you know, the Board picking the ball

1 up and rolling with it and getting it done.

2 CHAIRWOMAN LUCCI: Yeah. I give her a lot of  
3 courage for making that phone call and looking out for  
4 everyone else's safety. So thank you, Gayle.

5 All right. It's time for our Department Reports, so  
6 our Administration Department, Mr. Andy Rose.

7 MR. ROSE: Thank you, Mrs. Lucci. Members of the  
8 Board, Mrs. Dawson, ladies and gentlemen, good evening. I  
9 will start with a few items that are on the agenda.

10 Item B is a resolution, and I can't believe I am  
11 saying this, but it's a resolution to participate in the ODOT  
12 winter salt contract for next year. To get in now gives us a  
13 better price for next year. So we're actually going to talk  
14 about winter salt.

15 Item C is a resolution. And if there is -- I am  
16 sure the law director can offer clarification at the  
17 appropriate time. But item C is a resolution that amends the  
18 settlement agreement that you passed back in December for the  
19 Steven Douglas Corporation Endless Discovery Holdings. There  
20 is, the only change to this agreement, it amends the land that  
21 is included in the agreement. As you know, they purchased an  
22 additional parcel of land and then combined them into a larger  
23 parcel to give them expansion room in the future back on  
24 Discovery, but it requires an amendment to that settlement  
25 agreement. Incidentally, next meeting, we will be amending  
26 the CRA that we put in place back in December just to capture  
27 that same amount of land.

28 Item D on tonight's agenda is the annual vote to  
29 accept all bids for stone, asphalt, concrete, limestone.  
30 These bids set the price for the upcoming season. They were



1 reviewed by the Service Director, Tim Brown, and myself. We  
2 found them to be appropriate and good bids. We received bids  
3 from Osborne, Cuyahoga Asphalt Materials, Kokosing Materials,  
4 and so I will request a favorable vote to accept all bids,  
5 which gives us an opportunity to go and purchase these  
6 materials as needed throughout the summer work season.

7 Item F is a purchase order to CEC, which is Civil &  
8 Environmental Consultants. That is for a drainage study to  
9 take place on Oakridge Drive. This is a reimbursable expense  
10 by Lake County Stormwater.

11 Item G is a purchase order to Civil & Engineering  
12 Consultants, CEC. This is for the professional engineering  
13 services to do all of the work to be able to go out for a new  
14 Service Department cold storage building.

15 And that's it for the agenda.

16 I was glad to see that the nets for the tennis and  
17 the pickleball courts are installed. It was good to see some  
18 folks, despite some chilly weather. I saw a couple out in the  
19 drizzle the other day playing pickleball. But it's good to  
20 see those in use right away.

21 I also look forward to seeing everyone at the Easter  
22 Egg Hunt festivities on Saturday. I know the Rec staff leaned  
23 way forward and there is a lot of good planning and I know  
24 there is a lot of eggs. Wow, it looks like a factory over  
25 there.

26 And then, finally, as I've been doing, this is our  
27 Bicentennial year. Rick, if you could bring up the featured  
28 photo of the meeting. This is one of my favorites pictures  
29 that comes out of the book. Our featured Bicentennial picture  
30 is the photo of the old Concord train depot that was along

1 Ravenna Road. This picture was taken in the 1890s. I think  
2 Mike Lucas took the picture. The station was part of, this  
3 was part of the B&O Railroad, Baltimore Ohio Railroad. It  
4 wasn't a passenger stop. This was strictly a freight and mail  
5 stop. And the depot sits on what is now part of the Lake  
6 Metroparks Greenway Corridor. So I just think that's, it's a  
7 just a great picture, suitable for framing.

8           And that concludes my report, Madam Chair. Thank  
9 you very much.

10           CHAIRWOMAN LUCCI: Thank you, Mr. Rose. Great  
11 picture.

12           Moving on to Fire Department, Chief Sabo.

13           CHIEF SABO: Good evening, everyone.

14           CHAIRWOMAN LUCCI: Good evening.

15           MR. ROSE: Good evening, Chief.

16           CHIEF SABO: So before I give my report, I want to  
17 echo my comments at the swearing in and thank the Board of  
18 Trustees for supporting our newly-appointed officers, our new  
19 deputy chief, captain, lieutenant and a firefighter that were  
20 sworn in this evening. I couldn't be prouder of the  
21 department that we're serving in, and they certainly make my  
22 job a lot easier when we have such strong leadership below and  
23 above. So we do appreciate that. And there is going to be  
24 more good things coming of Concord Fire Department in the  
25 future, so I am looking forward to seeing how that unfolds.

26           For the month of March, we had a total of 210  
27 incidents. We had 150 EMS events, with 115 transports to  
28 local hospitals. We had 60 non-EMS and three fire events.  
29 Inside of Concord we had two fires, one open burning fire and  
30 one car fire near a house. That was quickly extinguished

1 before the fire extended to the structure. So that was a good  
2 stop by the fellows. Outside of Concord we had, we assisted  
3 in one commercial building fire. We gave mutual aid 16 times  
4 and received mutual aid 11 times. And we had 44 overlapping  
5 calls, for almost 21 percent of our calls.

6 The fire prevention bureau completed 61 inspections,  
7 accounting for about 150 hours. The UH Tripoint alarm testing  
8 spanned eight days itself, for a total of 50 hours. That's  
9 how long it takes them to get in and get that done, so -- and  
10 that's with the assistance of the State Fire Marshal. They  
11 performed nine plan reviews, accounting for about 24 hours,  
12 and helped in two fire investigations in Madison and still  
13 found time for about 12 hours of con ed. I don't know how  
14 they squeeze it in.

15 Tonight I just want to remind our residents of the  
16 Ohio Fire Code. Recreational fires, such as cooking and  
17 campfires, are permitted as long as they're in an approved  
18 container or cleared area. Recreational fires shall not be  
19 conducted within 25 feet of a structure or combustible  
20 material. Conditions which could cause fire spread, such as  
21 leaves and dry or dead vegetation, should be eliminated prior  
22 to ignition. And the size of any recreational fire shall not  
23 exceed 3 feet in diameter and 2 feet in height. All  
24 recreational fires shall be constantly attended until the fire  
25 is extinguished. A minimum of one portable fire extinguisher  
26 with a minimum of a 4A rating or other approved on-site fire  
27 extinguishing equipment, such as dirt, sand, water barrel or  
28 garden hose, shall be available for immediate utilization.  
29 Any open burning or recreational fire that is offensive or  
30 objectionable because of smoke emissions or when atmospheric

1 conditions or local circumstances make such fires hazardous is  
2 prohibited.

3 Concord Township Fire Department is authorized to  
4 order the extinguishment by the property owner, another person  
5 responsible or the Fire Department of open burning that  
6 creates or adds to a hazardous or objectionable situation, per  
7 the Ohio Fire Code.

8 Portable outdoor fireplaces shall be used in  
9 accordance with the manufacturer's instructions and shall not  
10 be operated within 15 feet of a structure or combustible  
11 material, except at one- and two-family dwellings, not a  
12 combustible balcony of a multi-family unit. So on multi-  
13 family units, you can't have like a grill or an open fire pit  
14 on your balcony. It's amazing that has to be a law but it's  
15 there because it happens.

16 So, you know, we all enjoy the evenings of campfires  
17 and those are certainly authorized. Anything beyond a  
18 recreational fire is considered open burning and the resident  
19 would have to go through a permitting process, first through  
20 the Lake County General Health District and then through my  
21 office, and they're authorized and signed off on after they're  
22 reviewed and then the fire, the open burn can take place after  
23 that.

24 So thank you very much.

25 CHAIRWOMAN LUCCI: Thank you.

26 MR. DONDORFER: Thanks, Chief.

27 CHAIRWOMAN LUCCI: Service Department, Mr. Brown.

28 MR. BROWN: Good evening, everyone.

29 CHAIRWOMAN LUCCI: Good evening.

30 MR. BROWN: I would like to congratulate all the

1 fire officers that were promoted. I got the opportunity to  
2 work with those guys years ago and they are all very deserving  
3 of that. So I'd like to congratulate them and wish them luck  
4 in the next chapter of their career.

5 The Service Department in the month of March  
6 responded to four callouts for snow and ice control, applying  
7 approximately 315 tons of salt. Crews have been out cold  
8 patching potholes, making sod damage repairs and performing  
9 road evaluations. Additionally, the crews have begun the  
10 ditch maintenance program throughout the township.

11 The tennis court and pickleball courts, their nets  
12 have been installed and are open for play. The baseball  
13 fields have been too wet for any maintenance but we are  
14 hopeful the next week here coming will allow us to get out  
15 there and do something with them.

16 The yard waste dropoff at the Service Department is  
17 open from 7:30 a.m. to 2:30 p.m. Monday through Friday. Only  
18 yard waste in paper biodegradable bags is permitted.

19 The Annual Brush Day Dropoff at the Service  
20 Department will take place on Saturdays May 7th and May 21st  
21 from 7:00 a.m. to 2:30 p.m. Residents may drop off brush,  
22 tree limbs 4 inches in diameter and smaller. No landscape  
23 timbers, railroad ties or lumber is permitted.

24 The joint road resurfacing projects should be  
25 starting up next week, weather permitting. I spoke with the  
26 contractors earlier today and they're anxious to get going.  
27 They're going to be replacing the concrete curbs that are in  
28 need of repair in the Stonewycke and Nature View allotment.

29 Residents with questions or concerns can contact us  
30 at (440) 350-3225 from 7:00 a.m. to 3:30 Monday through Friday

1 or email at ConcordTwp.com under Service Department. And we  
2 would like to wish everybody a happy Easter.

3 That concludes my report.

4 CHAIRWOMAN LUCCI: Thank you, Mr. Brown.

5 Zoning Department, Mrs. Heather Freeman.

6 MS. FREEMAN: Good evening.

7 MR. ROSE: Good evening.

8 CHAIRWOMAN LUCCI: Good evening.

9 MS. FREEMAN: So Zoning Department activities, just  
10 a quick update on that, we issued 37 zoning permits during the  
11 month of March, also approved 25 zoning certificates of  
12 compliances and we opened up eight new investigations about  
13 potential zoning violations.

14 Last night the Zoning Commission held their monthly  
15 meeting. They did approve an addition for an existing  
16 manufacturing business located on Auburn Road, Cometic Gasket.  
17 They've been in Concord since 1998. They're expanding and  
18 they're looking at adding about 10,000, 11,000 square feet of  
19 warehouse production space, so that's exciting.

20 BZA is meeting next week. They're going to have two  
21 applications for conditional use permits for projects that are  
22 being proposed along Crile Road. Detailed information about  
23 those can be found on the website.

24 And just a quick reminder to residents. If you are  
25 hiring any contractors this summer or spring to do any work  
26 inside your homes or outside, please make sure they're getting  
27 the proper permits from Concord and also from the Lake County  
28 Building Department.

29 So if there is any questions, you can reach our  
30 office. Our information is on the website at ConcordTwp.com.

1 Thank you.

2 CHAIRWOMAN LUCCI: Thank you, Heather.

3 MR. DONDORFER: Thank you, Heather.

4 CHAIRWOMAN LUCCI: Recreation, Mrs. Esker.

5 MS. ESKER: Good evening, everybody.

6 CHAIRWOMAN LUCCI: Good evening.

7 MS. ESKER: And congratulations to our new Assistant  
8 Deputy Chief Mike Biddell, Officer Dennis Calhoun and Officer  
9 Troy Yoder. Concord Township is indeed lucky to have such an  
10 outstanding Fire Department that keeps us all safe and  
11 protects and serves.

12 We've got a lot of great things happening in April,  
13 so I am here to tell you about it.

14 Rick, fire up that PowerPoint, please. Thank you.

15 This month's Bicentennial snapshot in history honors  
16 a very special anniversary for Concord Township. April 19th  
17 is the anniversary of the battles of Lexington and Concord  
18 fought in Massachusetts in 1775 and were the genesis of the  
19 American Revolutionary War. It was during these battles that  
20 Paul Revere made his famous ride and the first gunshot that  
21 began the war was immortalized in Ralph Waldo Emerson's iconic  
22 poem as "the shot heard 'round the world." Concord Township  
23 is proudly named after those victorious battles that started  
24 the American Revolutionary War and were the culmination of the  
25 struggle for American independence over British rule. Our  
26 name proudly celebrates our independence every day. And in  
27 honor of this very special anniversary of our very special  
28 Bicentennial year, we've got something special planned that  
29 day.

30 On Tuesday, April 19th, we invite residents and

1 guests to participate in a special program that explores the  
2 history of our namesake battles and pays tribute to Concord's  
3 historical markers that identify the sites of important  
4 locations in Concord's evolution. This program begins at  
5 10:00 a.m. at Town Hall, where guests board a Lake Metroparks  
6 bus to the Old Stone School for a presentation on the battles  
7 of Lexington and Concord. And then guests enjoy a guided bus  
8 tour of Concord's six historical markers and end up back at  
9 Town Hall for a brief rededication ceremony and informal  
10 reception. It's a lovely program designed to mark this  
11 important anniversary during Concord's Bicentennial year.  
12 Plus, it gives you a new, informed perspective of those  
13 historical markers that we drive by every day.

14 Preregistration is required for the program. Simply sign up  
15 online at [ConcordTwp.com](http://ConcordTwp.com) or just call the Recreation  
16 Department for personal assistance. We hope to see you there.

17 And the big news in April is the old-fashioned  
18 tradition is back. Residents and guests are invited to hop on  
19 the Bunny Trail this Saturday and enjoy Concord Township's  
20 traditional Easter Egg Hunt. First, drive around beautiful  
21 Concord Township to collect treats from Hope Ridge Church, the  
22 Goddard School of Concord, Quail Hollow Country Club, Concord  
23 Alliance Church, and the Community Center. And then everyone  
24 is invited to head over to Town Hall for a good old-fashioned  
25 Easter egg hunt on the ballfield just like in the olden days.  
26 The Town Hall Hunt begins promptly at noon and will be divided  
27 into age categories of one to two, ages three to four, ages  
28 five to seven, and then ages eight and up, so kids are hunting  
29 with kids the same age and roughly the same size. The Hunt  
30 proceeds regardless of the weather, so dress in layers and



1 wear your mud boots, but let's all celebrate spring together  
2 at this wonderful beloved family tradition.

3 Spring is upon us and so is garage sale season. So  
4 make your spring cleaning count this year and sell your  
5 treasures at the garage sale at the Community Center on  
6 Friday, April 22nd, from noon to 6:00 and Saturday, April  
7 23rd, from 9:00 a.m. till noon. We still have a few tables  
8 available and we encourage everybody to shop the sale and find  
9 all that great stuff that they didn't know they needed.

10 Make a fresh start this spring and try something  
11 new. April classes at the Community Center include Gentle  
12 Morning Yoga; Yoga Pilates Fusion; Martial Arts; American Mah  
13 Jongg; Make & Take Handmade Soaps; Watercolor, Pen and Ink  
14 Art; Easter Card Making; Introduction to Pickleball; and an  
15 AARP Safe Driver Program. The pickleball classes are very  
16 popular and are full at this moment, but we are working  
17 quickly to add more classes and those should appear on the  
18 website mid next week. Residents and guests are welcome to  
19 register for classes online at [ConcordTwp.com](http://ConcordTwp.com) or just call the  
20 Recreation Department for immediate assistance.

21 There are a nice variety of social groups and clubs  
22 that meet regularly at the Community Center. From gardening  
23 to music to cards to art to sewing to trivia, there are a lot  
24 of opportunities for folks to meet new friends, and new  
25 members are always welcome. So, again, just call the  
26 Recreation Department for more information and to start your  
27 new adventure.

28 Our next Library Tuesday Program focuses on the U.S.  
29 Constitution and the English Civil War. Staff from the Mentor  
30 Public Library will present how an early and absolute form of

1 the English monarchy resolutely failed, and through a series  
2 of civil wars finally became a more modern constitutional  
3 commonwealth and how that impacted the formation of our  
4 Constitution. Library Tuesday Programs are free and open to  
5 the public, and new friends are always welcome. Just call us  
6 to reserve your seat.

7 Our next senior social is Wednesday, April 13th,  
8 when guests will create a really cool personal creative art  
9 using Scrabble tiles. And then on April 20th, we welcome back  
10 our very popular lecturer, Susan Cannavino, to tell her  
11 fascinating presentation on the roles and relationships of  
12 Grace Kelly. And our monthly Bingo is back on April 27th with  
13 a spring theme and prizes. All senior socials are Wednesday  
14 afternoons and begin at 1:00 p.m. They're free and open to  
15 the public, and we always welcome new friends. So for  
16 planning purposes, we do ask that folks preregister so we know  
17 how many treats to have on hand.

18 Here we go, here we go. Looking ahead to summer, to  
19 the summer of our incredible Bicentennial year, I am thrilled  
20 to announce the Concord Township Summer Concert Series band  
21 lineup. This is our Bicentennial year and our theme is  
22 "Concord Through the Ages," and we have bands that specialize  
23 in music from certain decades. So dust off your spats, take  
24 out your poodle skirts because we're going to have some fun  
25 this summer. We start with the swinging Prime Time Band that  
26 kicks off our series on June 9th. The Geezecats perform your  
27 favorite doo-wop tunes and other '50s tunes we all know and  
28 love on June 16th. The British are invading on June 23rd with  
29 Blue Evolution. And Pieces of Eight brings classic rock with  
30 horns and brass to Concord on June 30th. The Headlands Beach

1 Experience plays '70s and '80s favorites on July 7th. And The  
2 Breakfast Club, which is a really popular band out of  
3 Cleveland, performs for the first time in Concord on  
4 July 14th. The Saints take the stage on July 21st with  
5 Americana Rock. And our series comes to a strong finish with  
6 the local favorite band, Risk Factor, on July 28th. So dust  
7 off your lawn chairs, throw them in your trunk and get ready  
8 for some really good times this summer.

9           And it gets better. Our Bicentennial Community Days  
10 are going to be spectacular this year with an upscale Uncorked  
11 on Friday, August 5th and an activity-packed Bicentennial  
12 Family Day on Saturday, August 6th. A special amped-up  
13 Uncorked kicks off our Bicentennial Community Days this year  
14 on Friday, August 5th. Uncorked will feature the Rock Radio  
15 Band, playing hits and dance favorites that span over 50  
16 years. The Thirsty Filly company will provide signature  
17 Concord cocktails, beer and wine, and their bartenders are  
18 legendary for adding that little extra finish that makes every  
19 drink really special. Guests can peruse our Chinese, our  
20 Bicentennial Chinese Raffle that is promising to be our best  
21 yet, and grab dinner from a variety of food trucks.

22           And then on Saturday, August 6th is our Bicentennial  
23 Family Day. The day begins with a traditional 5K run and the  
24 Fire Department's awesome pancake breakfast in the morning.  
25 The evening activities kick off with a special Bicentennial  
26 Flag raising, immediately followed by a robust schedule of  
27 activities on the Town Hall Campus and at the Old Stone  
28 School. Guests can grab dinner and a beer at Town Hall,  
29 browse the Bicentennial raffle, enjoy a wide variety of kids'  
30 games and activities at Kids' World, participate in our

1 traditional and beloved frog jump contest, and experience a  
2 "Bubblepalooza." And then they take the train over to the  
3 Old Stone School campus to watch history come alive with  
4 pioneer life demonstrations and old-fashioned kids' games.  
5 Pieces of Eight begins playing our favorite tunes at 5:00 p.m.  
6 We will celebrate Concord's Bicentennial birthday at 7:00 with  
7 a party. Abbey Rodeo takes the stage at 8:00 p.m., with a  
8 break at 9:00 for the Bicentennial Raffle drawing. And this  
9 wonderful two-day celebration comes to a close with a big bang  
10 with a spectacular fireworks display at 10:00 p.m. So look  
11 for details about Bicentennial Community Days in the summer  
12 Grapevine coming to resident mailboxes the first week of May.

13 So happy 200th birthday, Concord. The Recreation  
14 Department looks forward to sharing a wonderful year of  
15 Bicentennial events with our residents and guests and  
16 celebrating our remarkable township every day. Thank you so  
17 much for your time.

18 CHAIRWOMAN LUCCI: Thank you very much.

19 All right. Moving on to our Sheriff's Office,  
20 Sergeant Infalvi.

21 SERGEANT INFALVI: Good evening.

22 CHAIRWOMAN LUCCI: Good evening.

23 MR. ROSE: Good evening.

24 SERGEANT INFALVI: For the month of March, the  
25 Sheriff's Office responded to 1,007 calls for service. Of  
26 those, but not limited to, were four injury accidents, 11  
27 property damage accidents. We had an arrest of a female for  
28 OVI and child endangerment, a juvenile female for assault and  
29 disorderly conduct, a juvenile male for domestic violence,  
30 assault and a mental evaluation, an adult male for tampering

1 with evidence, attempted assault on an officer, aggravated  
2 menacing, resisting arrest and disorderly conduct, and then an  
3 adult male for felony domestic violence. Fifty- six alarms.  
4 We issued 19 traffic citations. We issued 149 traffic  
5 warnings. Let's see. Our high numbers were suspicious  
6 circumstances, vehicles and persons, which were 43; 29 welfare  
7 checks; and 18 thefts; and only -- well, not only, but we had  
8 three breaking and entering to vehicles. And I will touch on  
9 that here in a just minute.

10 One of the calls that I would like to highlight  
11 happened on March 15th. It was on Ravenna Road. A male was  
12 seen outside with a, what looked like a rifle. Deputies  
13 responded, closed the roadway. Once they arrived on scene and  
14 tried to address the male, he ran inside his house. He then  
15 exited without the rifle. He charged up to the deputies and  
16 kind of was trying to egg them on or trying to get into an  
17 altercation with them. Deputies were able to take control of  
18 him, placed him under arrest, and that's where, that's  
19 stemming from the tampering with the evidence, the assault and  
20 aggravated menacing. He did attempt to injure -- or a deputy  
21 did get assaulted during the arrest while he was resisting.  
22 That's one of the highlights.

23 I would like to congratulate the Fire Department. We  
24 do get along with them very. We have worked with them very  
25 well, I mean, ever since our inception into Concord. So it's  
26 always a pleasure working with everybody.

27 CHIEF SABO: Thanks.

28 SERGEANT INFALVI: We will be at the Easter Egg  
29 Hunt. We will have extra deputies. I'll be there and two  
30 other deputies will be in the areas where the vehicles are

1 traveling through collecting Easter eggs to make sure traffic  
2 is flowing correctly and safely and our patrons are safe. We  
3 also will be at the Easter Egg Hunt itself when it comes here  
4 to the township.

5 Our ATV complaints, we only had one, but I know  
6 we've had concerns about ATVs in the past. So I will address  
7 that later on our website with some rules and regulations.  
8 But just a reminder, you're not -- you have to follow the  
9 regular traffic laws when it comes to ATV and your  
10 registration and title of most of those vehicles. So do your  
11 homework before you go and buy one or before you go out and  
12 use one because you have to be licensed, you have to have the  
13 proper licensing on the vehicle, on the motor vehicle itself,  
14 and you are subject to any traffic laws and traffic  
15 violations. And if you do have concern, please call us at the  
16 time that it's happening. It's very hard for us to enforce a  
17 situation if we're told after the fact only because we have to  
18 go and evaluate the type of vehicle, what has been going on,  
19 who has been riding it. We're in the area. We can get there.  
20 So please call us if it's active, when it's active.

21 We did, myself and Trustee Dondorfer, met with the  
22 Eagles Club Association this week, a very productive meeting,  
23 very -- It was great meeting. These people are very great,  
24 the community, very supportive. I think they had a few  
25 concerns about issues that might be going on in the  
26 neighborhood. We put them at a lot of ease. I got a lot of  
27 good feedback. I sent two of the emails to Mr. Rose and  
28 Mr. Dondorfer thanking us for being there and how informative  
29 it was, and then I actually got a few more after I sent those  
30 but I spared your emails.

1           And let's see. There was one more thing. Oh, yes,  
2 please follow, if you have -- I keep our statistics for every  
3 month and other pertinent information on the Sheriff's Office  
4 website at LakeCountyOhio.gov/sheriff. We also have our  
5 Facebook that we post a lot of information, a lot of hazards,  
6 a lot of emergencies that might be going on in the  
7 neighborhood on our Facebook page, which gets updated daily.  
8 Just Google or search for Lake County Sheriff's Office, Frank  
9 Leonbruno on Facebook or we have an app for Android and  
10 iPhones. Just look for LakeCO.OHSheriffsOffice. We put out  
11 alerts, such as road closures, emergencies that are going on,  
12 evacuations, if we need to be on the lookout for anything, and  
13 we do use that. We use it sparingly but, unfortunately, we  
14 have to use it a lot. We used it a few times in Concord not  
15 too long ago, one for being a serious accident and the other  
16 one being this incident on Ravenna. So keep that in mind as  
17 well. Thank you.

18           CHAIRWOMAN LUCCI: Thank you very much.

19           MR. DONDORFER: Thank you.

20           CHAIRWOMAN LUCCI: All right. Time for our audience  
21 portion. We welcome any guest that would like to speak at  
22 this time, if you would please come up to the podium and  
23 please come up and state your --

24           AUDIENCE MEMBER: I would just like to ask one  
25 question. Are we going to touch on this Ivy Ridge?

26           CHAIRWOMAN LUCCI: Sir, sir.

27           MR. DONDORFER: It's not on the agenda tonight, sir.

28           CHAIRWOMAN LUCCI: It's not on the agenda but if you  
29 would like to ask the question, please come up and state your  
30 name and address, please.

1 AUDIENCE MEMBER: No. If you're not going to talk  
2 about this then I'm not going to stay.

3 CHAIRWOMAN LUCCI: Is there anyone else in the  
4 audience that would like to say a few comments? We welcome  
5 you to the podium.

6 (No response.)

7 Is there anybody on the phone that would like to say  
8 a few comments?

9 MR. ROSE: No one on the phone, Madam Chair.

10 CHAIRWOMAN LUCCI: Awesome, thank you. So seeing  
11 that no one would like to speak, we are moving on to Old  
12 Business.

13 Seeing that there is none, we are moving on to New  
14 Business. Before we begin, if it's okay, I would like to move  
15 to Item J, which is our vote on our zoning amendment  
16 application, our public hearing. So if I can get a motion.

17 MR. McINTOSH: Madam Chairman, I would move to  
18 approve Zoning Amendment Application 2022-1 by Concord  
19 Preserve LLC requesting a Zoning Resolution Map amendment from  
20 the current zoning district of Town Hall Neighborhood to R-1  
21 Residential District for the following properties owned by  
22 Concord Preserve LLC located on Concord-Hambden Road, current  
23 permanent parcel numbers -- and all of parcel numbers are same  
24 but for the last four numbers, so I will read the first one in  
25 its entirety and then just the last four of the subsequent --  
26 08-A-014-0-00-076-0, the next parcel ends in 077-0, the next  
27 in 078-0, the next in 079-0, the next in 080-0, and the final  
28 one is 081-0.

29 MR. DONDORFER: And, Madam Chair, I will second that  
30 motion.



1           CHAIRWOMAN LUCCI: Discussion. I know we have a lot  
2 to start.

3           MR. DONDORFER: He can start.

4           CHAIRWOMAN LUCCI: Sure. So, Mr. McIntosh, why  
5 don't you get us started.

6           MR. McINTOSH: Yeah, we do. So this is a  
7 challenging property. And we've had -- Ten years before I was  
8 a trustee, I was on the Zoning Commission. It came up a  
9 couple times. In 2014'ish, I think, there was a proposal to  
10 put 50 or 60 rental units there that were exclusively rental  
11 units, and I know that the Zoning Commission, I believe, at  
12 the time unanimously -- I know I voted against it for a lot of  
13 reasons. In 2018, there was an attempted rezone of a, not  
14 this parcel but another one there, which I also know the  
15 Zoning Commission, including myself, unanimously opposed. I  
16 believe the Trustees voted to approve that, so that  
17 residential zoning got changed.

18           So there's been some conversations about this being  
19 spot zoning. I certainly would agree that that two acre  
20 parcel might have qualified for that. But taking a look at  
21 the application of all of this property, I don't think it's  
22 spot zoning. It's been a challenging property for a while.  
23 And that goes back to the conversation that I was fortunate to  
24 be part of in 2009 about Town Hall Commons and Town Hall  
25 Neighborhood zoning district, and that was talking about how  
26 we might want to use zoning here in this Town Hall area back  
27 when the idea was this might be a Town Center or a bit of a  
28 hub.

29           Fast forward to 2018'ish, '17 or '18, the Zoning  
30 Commission took up work sessions at the direction of the

1 former board asking us to take a look at, what would you do  
2 with that, because in nine years we hadn't seen any activity  
3 and none of it had been utilized and this property, in  
4 particular, represented challenges. We had some work sessions  
5 and public hearings. We didn't get anywhere with it, so  
6 nothing happened. We didn't get a lot of comment from -- We  
7 didn't get any comment or input from the community and we had  
8 decided just to, effectively, table it.

9           So it has sat there until recently. And I know  
10 Mr. Davis purchased the property and, as he told us during the  
11 public hearing, had gone through a process to get it where it  
12 is today.

13           So it's certainly been a challenge. It's not the  
14 first time Concord has had to look at rezoning challenging  
15 property, and I understand that this raises a lot of questions  
16 with the people. I've got a little bit more to say but I  
17 don't know if you guys have some other comments.

18           MR. DONDORFER: Sure, I will start. You know, when  
19 I looked into digesting this request for a rezone, you know, I  
20 looked at the, I think it's important to look at the history  
21 of these parcels. In 1961, it was zoned Manufacturing. There  
22 was a change in 1973 from Manufacturing to General Purpose.  
23 In 1979, rezoned from General Purpose back to Manufacturing.  
24 Then in 2010, rezoned from Manufacturing to Town Hall  
25 Neighborhood.

26           In 2004, we're at the point where the Comprehensive  
27 Plan comes into play and, in that, it states to consider  
28 rezoning this area previously Manufacturing District to a  
29 different zoning classification that would be supportive of  
30 the Town Center mixed-use concept. Then we go to 2006 where,

1 obviously, there is the study that talks about moving the Town  
2 Center to the Capital location.

3 So I bring that up because, you know, obviously, my  
4 interpretation of that is the dynamics of that area changed  
5 over the years and it was up to the Board of Trustees during  
6 those periods of time to do their due diligence and to make  
7 decisions that were in the best interest of the township.

8 So when I look at this area now, since the focus of  
9 Town Center is over in the Capital area and not in this  
10 area -- We had some comments that made mention of, you know,  
11 what is uniform development or orderly growth? And when I  
12 look at that parcel of property and we have a piece that is a  
13 little, almost six acres, another piece that's going to be  
14 vacant, I don't see a light industrial concept there that  
15 would be supportive or appear like uniform development or  
16 orderly growth. I mean, I think that something similar in  
17 nature that is proposed by Mr. Davis is complementary, I think  
18 it's uniform, I think it's orderly growth, and I think it's in  
19 the best interest of the township and the citizens. As one of  
20 the individuals mentioned tonight that we, we are tasked with  
21 executing good zoning practices.

22 MR. McINTOSH: Since you mentioned, since you  
23 mentioned light industrial and commercial use, that was  
24 something else that was brought up. I wanted to take a minute  
25 to explain or add something into that. So Town Hall zoning,  
26 Town Hall Neighborhood was input in 2009. And if you look at  
27 the uses of it, you know, what is adjoining to it, if you go  
28 to the west you do see some businesses or commercial property.  
29 If you look at what the use table allows in Town Hall  
30 Neighborhood, it doesn't allow for very much. It's very -- I

1 mean, I struggle. It's very thin that it says commercial  
2 because you're looking at hair salons and small retail stores.  
3 So from a standpoint of economic development and commercial  
4 property bringing more value to the township, that doesn't  
5 qualify. It wouldn't do that.

6 At this point, townships, by their nature, don't, we  
7 don't get income tax out of businesses. So Concord is unique,  
8 in that, we do have a district called the JEDD which we  
9 collect it, but this property is not included in the JEDD. In  
10 order for it to do so, we would have to go through that  
11 process, which would involve the City of Painesville. It's  
12 not untenable but it's a process. And then we'd also have to  
13 add the property into the JEDD. And I don't know if Mr. Lucas  
14 has any comment but I know that the township is currently  
15 involved in litigation over the township declaring property  
16 into the JEDD.

17 So it's a bit of a stretch to say that this  
18 commercial property would ever result in higher tax revenue  
19 for the township. Particularly, again, when you look at the  
20 uses, it is not the kind of, we're not permitting the kind of  
21 uses that would probably bring a lot of tax.

22 Do you want to add anything about adding to the  
23 JEDD?

24 MR. LUCAS: Well, it depends how it's being added,  
25 number one, if the property owner is voluntarily putting it  
26 in. And I would have to check the boundary of the JEDD in  
27 relation to this as well.

28 MR. McINTOSH: It would need a JEDD boundary  
29 addition.

30 MR. LUCAS: That's right. We would have to make an

1 amendment to expand the boundary of the JEDD, which would also  
2 require the consent of the Concord Township Trustees but also  
3 City Council in Painesville, as the contracting parties in  
4 that. So assuming that first step goes forward, then the next  
5 step would be, okay, now it's contiguous. We can bring it in.  
6 But the Board knows the requirements of bringing it in and  
7 it's not a sure thing.

8 MR. McINTOSH: And then we'd have to attract the  
9 business there and then it would have to be a business --

10 MR. LUCAS: Right.

11 MR. McINTOSH: -- that would have either substantial  
12 property or income value that would actually drive because my  
13 research on it would project that the residential value  
14 actually of the current development on the south side is  
15 bringing in more tax dollars than the two businesses that are  
16 already over there. So I think the idea that this would be  
17 more valuable to the township in commercial value is not an  
18 accurate statement.

19 MR. LUCAS: Well, I don't think it is as a matter of  
20 law, as I am sure the Fiscal Officer can verify. The only tax  
21 we generate as a township, exclusive of being included in the  
22 JEDD, is the property taxes.

23 MS. DAWSON: Correct.

24 MR. LUCAS: So whether it's commercial, retail,  
25 industrial on this property, it has no effect whatsoever on  
26 generating income tax one way or the other, or any tax  
27 revenue.

28 MS. DAWSON: Correct.

29 MR. LUCAS: So I don't understand the statement that  
30 was made by the one resident.

1 MR. McINTOSH: Well, I just have seen some emails  
2 and that that suggest we should leave it commercial because to  
3 change it would be spot zoning and that we're leaving money on  
4 the table.

5 MR. LUCAS: No, no, I --

6 MR. McINTOSH: Doing a little diligence, I don't  
7 find that to be an accurate statement.

8 MR. LUCAS: I don't either. It's not.

9 MR. DONDORFER: And I also would like to concur with  
10 Mr. McIntosh as far as the spot zoning goes. You know, like I  
11 said earlier, spot zoning is the process of singling out a  
12 small parcel of land for a classification totally different  
13 from that of the surrounding area, and I don't see that here.  
14 We have, you know, we have similar buildings across the street  
15 to the south that's residential. There is vacant land and  
16 residential to the east. There is some light manufacturing to  
17 the west. But I really believe that, you know, it is much  
18 more harmonious to have something similar in nature across the  
19 street versus some type of light industrial type.

20 MR. McINTOSH: I've always agreed with that when you  
21 look at like neighboring properties.

22 MR. DONDORFER: Right. And if you have these  
23 duplexes across the street and then you see some complex go in  
24 that has trucks pulling in or loading docks or whatever, it  
25 just doesn't seem to fit for me.

26 MR. McINTOSH: Well, we are stuck with the fact that  
27 the prior board did zone those two acres into residential and  
28 next to that is a church. So you've got church, you've got  
29 some residential, and adding more residential, I don't find is  
30 -- I don't think that's necessarily a stretch.

1           Something else that I did see is that, you know,  
2 talked about the destroying our semi rural nature, but we've  
3 got a property owner that, that -- I actually had a  
4 conversation with this owner last fall. He called me, I  
5 think, and was talking about wanting to preserve that land.  
6 And Mr. Davis struck a deal where they split the property and  
7 that landowner is going to do nothing with nearly 11 acres of  
8 the land. So we're looking at six units or 12 homes while  
9 preserving 11 acres. That's easily as generous as our RCD  
10 zoning.

11           MR. DONDORFER: Right.

12           MR. McINTOSH: And, you know, development is  
13 unavoidable. We have land. Private landowners can do, within  
14 zoning confines, whatever they want. So I just think it's a  
15 project. I know there was conversation about ownership versus  
16 rentals. Mr. Davis can go forward and put those out there for  
17 ownership but that wouldn't stop individual owners, as I  
18 mentioned before that I rented my condo when I wasn't able to  
19 sell it. So that made it a rental property. So it's not so  
20 much that -- And we can't control rentals. Anybody can rent a  
21 property, so there is not a lot of influence we have there.

22           And, again, personal opinions about the aesthetics  
23 of the development are really not -- We are talking about the  
24 rezone here. That's really not part of it. And, frankly, if  
25 I were to take my personal view of things, there is a lot of  
26 stuff I wouldn't choose to zone in Concord Township but I've  
27 got to live within the constraints of the law and the zoning,  
28 so I don't find that relevant to the decision process.

29           CHAIRWOMAN LUCCI: So I think you gentlemen sort of  
30 hit the major items here talking about property tax versus,

1 you know, residential versus commercial; talking about some of  
2 the not really, spot zoning doesn't really fit based on sort  
3 of the landscape that we have here; the fact that there has  
4 been no interest in this Town Hall Neighborhood since 2010.  
5 There is plenty of business in the corridor for this other  
6 business that could give us more revenue in the township.

7 I think the other, you know, the other thing is  
8 these duplexes are, they went for \$2,000 a unit. It's not,  
9 you know, some -- It's a little, I think, a nicer type rental,  
10 if you will, if that's the way it's supposed to go. As  
11 Mr. Davis mentioned, he may decide to sell those and be owner  
12 occupied.

13 I think the other thing that we kind of want, I kind  
14 of want to touch on though is the gas well. I know residents  
15 have been very nervous about the gas well. From what I  
16 understand, we have 40 gas wells in Concord Township. And we  
17 did speak with our Fire to find out what kind of problems  
18 we've had in the past far as explosives or fire, and I think  
19 there were only about two or three small incidences which the  
20 Fire Department came out and maybe noticed a leak and things  
21 were taken care of. I know Mr. Davis mentioned there is 100  
22 feet away. I know there is some differences of opinion on  
23 what that should be. There is some regulations in place  
24 and/or not in place, but it is something to consider.

25 MR. McINTOSH: It's not presently active.

26 MR. DONDORFER: Right.

27 CHAIRWOMAN LUCCI: It is not active but it is not  
28 capped.

29 MR. McINTOSH: It's not capped but it's not active.

30 CHAIRWOMAN LUCCI: Right.



1 MR. DONDORFER: And it wouldn't prevent, you know,  
2 if it remained zoned what it is now and somebody came in and  
3 put in a building there, it's still going to be --

4 CHAIRWOMAN LUCCI: It's still there.

5 MR. DONDORFER: -- within some distance to an active  
6 gas well.

7 MR. McINTOSH: I think it's been challenging. I  
8 think, like I said, I've looked at zoning here before. There  
9 was a project that was put up that was exclusively rentals  
10 that was high density. Like I said, I don't recall the  
11 specifics but 50 to 60 homes and that one just doesn't smell  
12 right to me. But I think a dozen families and six units, you  
13 know, it's been successful on the other side of the road and  
14 it's continuous and I don't really have a problem with it.

15 CHAIRWOMAN LUCCI: I feel like, you know, if you are  
16 across the street on the south end and you want to look at  
17 something nice, you don't necessarily want to look at a  
18 commercial business across the street, sort of my opinion.

19 Any other discussion?

20 MR. DONDORFER: No, Madam Chair.

21 CHAIRWOMAN LUCCI: All right. So I'd like a vote.  
22 I'd like a roll call, please.

23 MS. DAWSON: Okay. Mr. Dondorfer?

24 MR. DONDORFER: Yes.

25 MS. DAWSON: Mr. Mor -- I'm sorry. Mr. McIntosh?

26 MR. McINTOSH: Yes.

27 MS. DAWSON: Mrs. Lucci?

28 CHAIRWOMAN LUCCI: Yes.

29 Would you like to move on to the next zoning  
30 amendment?

1 MR. McINTOSH: Next zoning amendment?

2 CHAIRWOMAN LUCCI: Yes.

3 MR. McINTOSH: That's fine.

4 CHAIRWOMAN LUCCI: Yes, let's get that out of the  
5 way. Can I have a motion?

6 MR. DONDORFER: Yeah. Madam Chair, I will make a  
7 motion to approve zoning text amendments to the Concord  
8 Township Zoning Resolution as initiated by the Zoning  
9 Commission. Amendment 1, amend Section 16.24 Permitted  
10 Density and Open Space Requirement to add new Section F  
11 Environmental Restoration Plan.

12 MR. McINTOSH: And I will second.

13 CHAIRWOMAN LUCCI: Any discussion?

14 MR. McINTOSH: I know this comes on the, you know --  
15 Mrs. Freeman, you gave us the background. It comes on the  
16 heels of some work that the Zoning Commission did to retool  
17 our RCD or Conservation Zoning District and I like the work  
18 they've done. I like the idea that we're really focusing and  
19 restoring the natural habitat and working to maintain that  
20 when we disturb it and replace, we're maintaining it, which I  
21 think speaks to the essence of the conservation zoning, which  
22 I am pretty familiar with, having used it for quite a while.  
23 So I think it is some good work and I think we should adopt  
24 it.

25 CHAIRWOMAN LUCCI: Okay. So this is for Amendment  
26 Number 1 only.

27 MR. McINTOSH: We have to vote on each one.

28 MR. DONDORFER: Right.

29 CHAIRWOMAN LUCCI: So would you like to roll call,  
30 please.

1 MS. DAWSON: Mr. McIntosh?  
2 MR. McINTOSH: Yes.  
3 MS. DAWSON: Mr. Dondorfer?  
4 MR. DONDORFER: Yes.  
5 MS. DAWSON: Mrs. Lucci?  
6 CHAIRWOMAN LUCCI: Yes.  
7 Item L.  
8 MR. McINTOSH: Madam Chairman, I move to approve  
9 Amendment 2, amend Section 16.24(C)(e) to change landscape  
10 plan requirement to environmental restoration plan.  
11 MR. DONDORFER: Madam Chair, I will second.  
12 CHAIRWOMAN LUCCI: Any discussion?  
13 MR. McINTOSH: No.  
14 MR. DONDORFER: No.  
15 CHAIRWOMAN LUCCI: Roll call, please.  
16 MS. DAWSON: Mr. McIntosh?  
17 MR. McINTOSH: Yes.  
18 MS. DAWSON: Mr. Dondorfer?  
19 MR. DONDORFER: Yes.  
20 MS. DAWSON: Mrs. Lucci?  
21 CHAIRWOMAN LUCCI: Yes.  
22 Item M.  
23 MR. DONDORFER: Madam Chair, I will make a motion to  
24 approve Amendment Number 3 to amend Section 6.02 Prohibited  
25 Uses to add new Section J Medical Marijuana Retail  
26 Dispensaries.  
27 MR. McINTOSH: And I will second.  
28 CHAIRWOMAN LUCCI: Any discussion?  
29 MR. McINTOSH: I will let you kick that one off,  
30 Carl. Well, you might be the more resident expert on the

1 Board.

2 MR. DONDORFER: Yeah, I mean, I don't know. These  
3 are popping up in certain communities. Painesville Township  
4 opened one up, I think, close to my time in the Sheriff's  
5 Department around 2017. There is some other dispensaries  
6 locally within Lake County. I think there is about four or  
7 five. So, you know, I don't know where that leaves us but --

8 MR. McINTOSH: I like what Ms. Freeman said when we  
9 asked about the board's thought process on this. And, of  
10 course, we've got an issue statewide that might be changing  
11 some of the dynamics.

12 MR. DONDORFER: Right.

13 MR. McINTOSH: So I certainly appreciate the thought  
14 behind just saying "Hey, let's call it prohibited now," and I  
15 guess we're kind of punting on the issue.

16 MR. DONDORFER: Right.

17 MR. McINTOSH: But, at least, I think --

18 MR. DONDORFER: Get something in place.

19 MR. McINTOSH: Get something, you know, and then  
20 taking it up again at some point as this issue gets a little  
21 more clear because my understanding is, in some of those  
22 places, those dispensaries have created some issues. There's  
23 been problems. It's not, it's not been smooth sailing yet. I  
24 think it's such a new issue of rather, you know, wait and see  
25 how it develops.

26 MR. DONDORFER: I know in some of the areas that  
27 they were implemented there was some dissension among  
28 residents that were close to the area --

29 MR. McINTOSH: Right.

30 MR. DONDORFER: -- and things of that nature that

1 had safety concerns about, you know, people that might be  
2 showing up and things of that nature, people coming into the  
3 neighborhood.

4 CHAIRWOMAN LUCCI: Yeah, I agree, and I commend the  
5 board for addressing it. I think, like you said, it is new.  
6 We need more experience on what the impact of this is and what  
7 we think would be acceptable for our township.

8 MR. McINTOSH: I would be waiting for someone to  
9 express specific interest, talking about it and/or saying,  
10 "Hey, would you be willing to amend your zoning to allow it?"  
11 That would be a more constructive time to address the issue, I  
12 think. I am not opposed to addressing it but I think this  
13 puts us in a good spot to force the conversation.

14 CHAIRWOMAN LUCCI: Okay. Can I have a roll call  
15 vote, please.

16 MS. DAWSON: Mr. Dondorfer?

17 MR. DONDORFER: Yes.

18 MS. DAWSON: Mr. McIntosh?

19 MR. McINTOSH: Yes.

20 MS. DAWSON: Mrs. Lucci?

21 CHAIRWOMAN LUCCI: Yes.

22 So I think we can go back to Item A.

23 MS. DAWSON: Please don't forgot about my financial  
24 statements.

25 MR. DONDORFER: Madam Chair, I will make a motion to  
26 approve the March financial report.

27 MR. McINTOSH: Second.

28 CHAIRWOMAN LUCCI: Any discussion?

29 MR. DONDORFER: No.

30 CHAIRWOMAN LUCCI: All in favor?

1 (Three aye votes, no nay votes.)

2 MR. McINTOSH: Madam Chairman, I move to approve  
3 Resolution 2022-09 authorizing participation in the  
4 ODOT winter salt contract.

5 MR. DONDORFER: Madam Chair, I will second.

6 CHAIRWOMAN LUCCI: Any discussion?

7 MR. McINTOSH: As depressing is the fact that we're  
8 still using salt and we're talking about salt for next year --

9 MR. ROSE: It's the Service Director's fault.

10 MR. McINTOSH: I will add that comment and leave it  
11 there.

12 CHAIRWOMAN LUCCI: Maybe it will ward it off, you  
13 know.

14 MR. McINTOSH: It's not going to ward it off.

15 CHAIRWOMAN LUCCI: All right. All in favor of this?

16 (Three aye votes, no nay votes.)

17 MR. DONDORFER: Madam Chair, I will make a motion to  
18 approve Resolution 2022-10 to amend settlement agreement with  
19 Steven Douglas Corporation and Endless Discovery Holdings.

20 MR. McINTOSH: Second.

21 CHAIRWOMAN LUCCI: Any discussion?

22 MR. McINTOSH: Glad to see economic development  
23 happening in Concord.

24 CHAIRWOMAN LUCCI: Yay, yes.

25 MR. McINTOSH: That JEDD in action.

26 MR. ROSE: Yep.

27 CHAIRWOMAN LUCCI: All in favor?

28 (Three aye votes, no nay votes.)

29 MR. McINTOSH: I move to approve the Service  
30 Department accept all bids for stone, asphalt, concrete and

1 limestone.

2 MR. DONDORFER: I will second.

3 CHAIRWOMAN LUCCI: All in favor?

4 (Three aye votes, no nay votes.)

5 MR. DONDORFER: Madam Chair, I will make a motion to  
6 approve and to appoint Ivan Valentic to the Board of Zoning  
7 Appeals regular member effective April 1, 2022, through  
8 March 31st of 2027.

9 MR. McINTOSH: Second.

10 CHAIRWOMAN LUCCI: Any discussion?

11 MR. DONDORFER: You know, I think, I've had time to  
12 talk with Mr. Valentic. I think he's a good addition to the  
13 Board of Zoning Appeals.

14 MR. McINTOSH: He's a good contributor.

15 MR. DONDORFER: Yes.

16 MR. McINTOSH: It's good to be renewing his  
17 appointment.

18 CHAIRWOMAN LUCCI: It is. And it's wonderful to  
19 still have people that still want to --

20 MR. DONDORFER: Get involved.

21 CHAIRWOMAN LUCCI: -- give back to the community and  
22 get involved. So we thank him for his continued service.

23 All in favor?

24 (Three aye votes, no nay votes.)

25 MR. McINTOSH: I move to approve P.O. to CNC Inc. in  
26 amount of \$16,100 for a study of Oakridge Drive for drainage  
27 improvements.

28 MR. DONDORFER: And I will second that motion.

29 CHAIRWOMAN LUCCI: Any discussion?

30 MS. DAWSON: I would just like to add, as Mr. Rose

1 said previously, that the formal name of the company in  
2 question is Civil & Environmental Consultants, Inc.

3 CHAIRWOMAN LUCCI: All right.

4 MR. McINTOSH: Thank you.

5 CHAIRWOMAN LUCCI: Thank you. All in favor?

6 (Three aye votes, no nay votes.)

7 MR. DONDORFER: Madam Chair, I will make a motion to  
8 approve the P.O. to CEC Inc. in the amount of \$44,000 for  
9 professional engineering services for a new Service Department  
10 cold storage building.

11 MR. McINTOSH: Second.

12 CHAIRWOMAN LUCCI: Any discussion?

13 MR. McINTOSH: We need this building to keep our,  
14 I mean, desperately --

15 MR. DONDORFER: To keep our equipment, yep.

16 MR. McINTOSH: Equipment in better condition.

17 CHAIRWOMAN LUCCI: Preserve.

18 MR. McINTOSH: Take care of our assets.

19 CHAIRWOMAN LUCCI: All right. All in favor?

20 (Three aye votes, no nay votes.)

21 MR. McINTOSH: Madam Chairman, I vote to approve  
22 Cemetery Department P.O. to Lake Erie Shores Contracting in  
23 the amount of \$5,125 for adding topsoil and hydroseed seed to  
24 complete the 1965 expansion of our cemetery.

25 MR. DONDORFER: And I will second that.

26 CHAIRWOMAN LUCCI: Any discussion?

27 MR. McINTOSH: Get busy going with that. We need to  
28 get it done.

29 CHAIRWOMAN LUCCI: All in favor?

30 (Three aye votes, no nay votes.)



1 MR. DONDORFER: Madam Chair, I will make a motion to  
2 approve Fire Department P.O. to Atwells Police and Fire  
3 Equipment in the amount of \$17,000 for Fire Department  
4 uniforms.

5 MR. McINTOSH: Second.

6 CHAIRWOMAN LUCCI: Any discussion there?

7 MR. DONDORFER: No.

8 CHAIRWOMAN LUCCI: All in favor?

9 (Three aye votes, no nay votes.)

10 CHAIRWOMAN LUCCI: All right. So moving down to  
11 Item N, Mr. Rose, I believe you have something you would like  
12 to read for us.

13 MR. ROSE: I do. Thank you, Mrs. Lucci.

14 It's a proclamation to the Lake County Department of  
15 Job and Family Services, Concord Township, Ohio.

16 "Whereas, all children of our community have the  
17 right to live and grow in a safe, secure and supportive  
18 environment; enter school prepared to succeed; be able to  
19 choose healthy behaviors and grow to successful adulthood; and

20 "Whereas, we the leaders of this community  
21 acknowledge that those rights are not always available to all  
22 children and although there has been significant progress to  
23 increase the safety and security of our children, we renew our  
24 commitment to protecting our most valuable resource; and

25 "Whereas, during 2021, Lake County Children's  
26 Services responded to 1,900 calls regarding children and their  
27 families and, as a result, Children's Services worked with  
28 approximately 1,000 children who presented with a variety of  
29 issues which could not easily be resolved; and

30 "Whereas, over 100 foster families, adoptive

1 families, relatives and other alternative caregivers provided  
2 a safe environment for children who are unable to be in their  
3 family home; and

4 "Whereas, statistics show that a great majority of  
5 children who have died from maltreatment in the State of Ohio  
6 were under the age of five, thus never having had the chance  
7 to attend kindergarten; and statistics further show that  
8 survivors of child abuse and neglect are at a greater risk for  
9 problems later in life that affect not just the child and  
10 family but our society as a whole; and

11 "Whereas, the best prevention of child abuse can  
12 only be done if we, both as a society and as individuals, take  
13 responsibility to offer parents and families the support and  
14 tools they need to provide healthy, nurturing homes for their  
15 children;

16 "Therefore, we shall declare April as Child Abuse  
17 Prevention Month in Concord Township and urge the citizens of  
18 our community to join with us to become involved in activities  
19 this month and all throughout the year to raise the awareness  
20 of child abuse and to focus our attention on providing safe  
21 environments for children and fostering confident, positive  
22 parents.

23 "Dated this 6th day of April. The Concord Township  
24 Board of Trustees."

25 CHAIRWOMAN LUCCI: Thank you, Mr. Rose.

26 MR. ROSE: Thank you.

27 CHAIRWOMAN LUCCI: Future Meetings and  
28 Announcements, Mrs. Dawson, would you give us the pleasure of  
29 reading those, please.

30 MS. DAWSON: Thank you, Mrs. Lucci.

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On April 13th, at 7:00 p.m., there will be a Board of Zoning Appeals meeting held here at Town Hall;

On April 20th, from 6:30 to 7:30 p.m., trustees office hours will be held in the conference room; 7:30 p.m., trustee regular meeting here at Town Hall.

CHAIRWOMAN LUCCI: All right. This concludes our trustee meeting for April 6, 2022. Thank you.

(Whereupon, the meeting was adjourned at 8:38 p.m.)

1 STATE OF OHIO )  
2 COUNTY OF LAKE )

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 from the video recording of the  
7 foregoing proceeding was reduced by me to stenotype  
8 shorthand, subsequently transcribed into typewritten  
9 manuscript; and that the foregoing is a true and accurate  
10 transcript of said 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 extension 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 5th day of May 2022.

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*Melinda A. Melton*

Melinda A. Melton  
Registered Professional Reporter

Notary Public within and for the  
State of Ohio

My Commission Expires:  
February 4, 2023

