

CONCORD TOWNSHIP BOARD OF TRUSTEES
LAKE COUNTY, OHIO
REGULAR MEETING

Held via YouTube Live Streaming

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

October 5, 2022
7:30 p.m.

TRANSCRIPT OF PROCEEDINGS

Present on behalf of the Board of Trustees:

Amy Lucci, Chairwoman
Carl Dondorfer, Vice Chairman
Morgan McIntosh, Trustee

Also Present:

Andy Rose, Administrator
Michael Lucas, Esq., Legal Counsel
Tim Brown, Service Director
Heather Freeman, Zoning Director
Rachel Lamb and Tracy Butler, Recreation
Department
Sergeant Jerrold Infalvi, Sheriff's Office

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

7:30 p.m.

1
2 CHAIRWOMAN LUCCI: Good evening. I'm calling to
3 order the Concord Township Board of Trustees meeting for
4 October 5, 2022. Would you please join me in the Pledge of
5 Allegiance.

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

7 CHAIRWOMAN LUCCI: Mr. Rose, can you please call
8 roll.

9 MR. ROSE: Yes, ma'am.

10 Mr. Dondorfer?

11 MR. DONDORFER: Present.

12 MR. ROSE: Mr. McIntosh?

13 MR. McINTOSH: Present.

14 MR. ROSE: Mrs. Lucci?

15 CHAIRWOMAN LUCCI: Present.

16 MR. ROSE: Thank you.

17 CHAIRWOMAN LUCCI: Moving on to the approval of
18 minutes.

19 MR. DONDORFER: Madam Chair, I will make a motion to
20 approve the September 21, 2022, regular trustee meeting
21 minutes.

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

23 MR. McINTOSH: Abstain.

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

25 CHAIRWOMAN LUCCI: Moving on to Elected Official
26 Reports, our Fiscal Officer is not present this evening.

27 There is no one to give the report, right?

28 MR. ROSE: No, ma'am.

29 CHAIRWOMAN LUCCI: Okay. And so we will move on to
30 Trustees. Mr. Dondorfer.

1 MR. DONDORFER: Madam Chair, thank you, not too
2 much. I did complete last week my last two courses in the
3 Ohio Township Association Leadership Academy, so I will be
4 receiving that accreditation next year at the conference, so I
5 am happy about that.

6 We all participated in the County Commissioners
7 meeting on September 22nd in a joint effort with the Lake
8 County Township Association on striking up some dialogue with
9 the Board of Commissioners on the future of policing within
10 the townships. Mr. McIntosh and I made the presentation on
11 behalf of the Lake County Township Association. This is what
12 we believe is looking to the future of policing within the
13 townships and shoring up our safety services well into the
14 future for our communities, and I think it was very well
15 received. And I know down the road we plan to have some
16 special meetings with the Board of Commissioners on moving
17 that initiative forward.

18 Also, we also are participating with the other
19 townships in Lake County on the Flock camera initiatives. For
20 the residents that don't know about that, it's the newest
21 technology within law enforcement as far as apprehension,
22 detection and prevention of criminal activity. Just a real
23 brief summary, I mean, most, 70 percent of crimes,
24 statistically, involves a motor vehicle. And the Flock camera
25 systems are strategically mounted at different locations and
26 they monitor -- It's web-based and those cameras are live. So
27 what they do is they go through a database and they can run
28 plates and tell you if there is a stolen vehicle entering the
29 area, if there is a vehicle that the registered owner has
30 wants or warrants or if there is a vehicle that you're looking

1 for that may have been involved in any type of criminal
2 activity within our area. You can put in parameters within
3 their database and pull up, you know, say it was a red SUV saw
4 by a witness, you can pull that information up and get all the
5 red SUVs that entered that area with the make, model and
6 license plate.

7 So it's great technology for a minimal cost and
8 we're going to partner with the other townships within Lake
9 County and our Sheriff's Office as far as trying to take some
10 proactive measures to, you know, keep our community safe. So
11 that's a good system and good technology.

12 That's all I have. Thank you.

13 CHAIRWOMAN LUCCI: Thank you for that.

14 Mr. McIntosh.

15 MR. McINTOSH: Thank you.

16 Well, thank you, Carl. It was a great recap. I
17 thought the LCT presentation to the Commissioners went really
18 well. A lot of good work went into that. We collaborated
19 well with the other townships as well, so that was a
20 collective input, not just a Concord Township initiative. So
21 really think that's going to pay off and be beneficial for our
22 communities collectively. Law enforcement is an important
23 topic these days, and the Flock cameras, too. I know you
24 briefed us about that at the staff meeting, and the *News*
25 *Herald* did a nice job covering that this week. A really
26 valuable tool, I think, considering everything we're facing in
27 that area.

28 I did get a few calls regarding all the rain last
29 week, went out and did a yard walk with a resident who had
30 quite a bit of rain damage, connected them with Stormwater,

1 trying to make sure that we're taking care of some things in
2 that area.

3 I did attend the zoning training last week. It was
4 helpful.

5 And I did get a phone call the other day about
6 plowing a nonpublic street right off a public street, so I was
7 educating a resident about that.

8 And we're sad to have the resignation of Deb Esker.
9 This is our first meeting without her. When I was here last
10 meeting, we didn't know that was a forthcoming thing, so we
11 unknowingly had our last Deb Esker presentation last month.
12 So her presence will be missed. I know her and we have some
13 of her staff here today that will be filling in, but she is
14 missed.

15 And I'd like to close just by saying, in the last
16 month, I ended up going back to my high school reunion. I
17 won't say which one. But I did have an opportunity to connect
18 with, one teacher showed up to the reunion and it turned out
19 it was my high school government and history teacher. I had
20 him both in ninth and eleventh grade. And in eleventh grade,
21 he did the Constitution and Declaration of Independence and
22 structure of our government. And I remember one morning he
23 walked into class and we had him, I had him first period. And
24 he came into the class and the door thudded behind him and, as
25 he walked across the classroom, he read the Preamble to the
26 Constitution. Meanwhile, he had not looked one student in the
27 eye. Got to lectern, continued with his eyes down, put his
28 papers down, looked up and said, "What do you think about
29 that?"

30 And I told him, I said, "You know, I still tell that

1 story today because I've been involved in government and
2 political campaigns for quite a while now." And I told him, I
3 said, "I finally ran for office and I am an elected official,"
4 and the smile on his face. He's also now retired as a teacher
5 and he serves in the Minnesota State Senate. So it was a
6 rewarding reconnection after so many years.

7 MR. DONDORFER: Nice. That's neat.

8 MR. McINTOSH: So I just wanted to share that with
9 my elected community here and, with that, I will conclude my
10 report.

11 CHAIRWOMAN LUCCI: Thank you, Mr. McIntosh. I am
12 sure you made his day. It came full circle.

13 MR. DONDORFER: Right.

14 CHAIRWOMAN LUCCI: So we appreciate those teachers
15 that make an inspiration on us.

16 So just a few things to report as well. I also
17 attended the Commissioners' meeting to talk about future law
18 enforcement. I thank the Commissioners for being so
19 welcoming, hearing us out and really acknowledging our
20 concerns.

21 I did speak with a few residents regarding some
22 development that's going along Girdled, answered some
23 questions about some road repair on Brightwood which our
24 Service Department is helping with, too.

25 I did attend the education session regarding the
26 zoning and Board of Zoning procedures.

27 It was very sad to say good-bye to Deb at our last
28 staff meeting but she still is around, so it's not bye
29 forever.

30 We did tape our fall Talk of the Township last week,

1 also, and I look forward to the rest of the Bicentennial
2 events for this year.

3 So we will move on to Department Reports. We will
4 start with Administration and Mr. Rose.

5 MR. ROSE: Thank you, Mrs. Lucci. Members of the
6 Board, members of the audience, good evening.

7 I'd like to start with one item that's on the agenda
8 which is Item B. That is a resolution to approve an addendum
9 to the Sheetz settlement agreement. I would like to thank our
10 Law Director. I know that was a short turnaround based on
11 discussions within the attorneys that are involved, and I am
12 sure that he might provide a little more light on that when it
13 comes up for a vote.

14 Work on the fire station continues. They made
15 really good progress late last week, early this week. If you
16 didn't notice, there is a lot of structural steel that's up.
17 It's starting to look like a cage, which is encouraging, and
18 the insulation is going onto the left side of the station.
19 The insulation is going up, so the brick masons will be coming
20 in behind them. So it's starting to really take shape, so
21 it's coming along nicely. The owner's rep will be here at the
22 next meeting to give you an update both at office hours and at
23 the trustee meeting.

24 The advertisement, speaking of Recreation Director,
25 the advertisement for the Recreation Director position is
26 still out on the street. The application period closes this
27 Friday and then we will take a look at the applicants.

28 Moving on, you know, it's October. Fall is upon us.
29 I am starting to notice some of the leaves are turning, which
30 seems to get here faster and faster every year, but I

1 encourage everyone to get out there and utilize our parks. I
2 don't think the citizenry really understands, you know,
3 between Metroparks, the Museum of Natural History, land
4 conservancies and Concord Township -- we have our parks --
5 there are a lot of fantastic parks and great things to do to
6 get outside. So I encourage everybody to go out and visit a
7 park this next week and see what beauty nature has to offer.

8 And then, finally, Brian, if you can bring up the
9 Bicentennial picture for this meeting, and this was a really,
10 really cool find. These were discovered in Town Hall in a box
11 in a corner right after I got here, and our featured
12 Bicentennial picture this meeting is a photo of some of the
13 Lake County ballots and some of those date back to the 1830s.
14 Some of these ballots include candidates for the U.S. House of
15 Representatives, County Auditor, and that's Geauga County
16 Auditor when we were part of Geauga County initially and then,
17 in 1840, Lake County. And then there is another, and then
18 there is a number of township trustee ballots there. That's
19 the handwritten one that's in the dead center. And then we
20 found, there is another batch of ballots. They include the
21 presidential election of 1840 where William Henry Harrison
22 squared off with Martin Van Buren. So it's kind of neat to
23 see these. These ballots are on display at the Old Stone
24 School, so that's another great place to go visit if you have
25 an opportunity. And I thought this picture was appropriate
26 today since we have the upcoming candidates forum that's
27 taking place this Friday, I believe, at 4:00.

28 MS. BUTLER: Four o'clock.

29 MR. ROSE: At 4:00 at our Community Center. So
30 that's open to the public. We'll also be taping that to

1 broadcast that later on the Concord Township YouTube channel.

2 And that concludes my report. Thank you, ma'am.

3 CHAIRWOMAN LUCCI: Great, thank you very much.

4 Moving on to the Fire Department, Chief Sabo.

5 CHIEF SABO: Good evening, everyone.

6 MR. DONDORFER: Good evening.

7 CHAIRWOMAN LUCCI: Good evening.

8 CHIEF SABO: So for the month of September, we had a
9 total of 255 incidents that included 183 EMS events, with 135
10 transports to local hospitals. We had 72 non-EMS events,
11 including seven fires, three of which were in Concord, two car
12 fires and one tree on fire. Outside of Concord, we assisted
13 with four structure fires in September. We gave mutual aid 21
14 times, received mutual aid 16 times, and we had 67 overlapping
15 calls, for about 26 percent.

16 Our fire prevention bureau is continuing their busy
17 schedule. They had completed 33 inspections, accounting for
18 42 hours, two plan reviews, accounting for about eight hours,
19 and they spent about ten hours in continuing education to keep
20 their credentials up. So they were busy.

21 In terms of the public education, those same people
22 over two days trained 120 employees at Frontage Labs on how to
23 respond to fire and fire extinguisher training, so that was a
24 good community benefit.

25 The observation of the 100th year anniversary of the
26 National Fire Protection Week has begun. This year's theme is
27 "Plan Your Escape." In September school presentations have
28 begun, so far reaching 79 children and 11 adults, but we're in
29 full force in the schools in October. So we look forward to
30 that. We also installed three knox boxes.

1 And according to the NFPA, today's homes burn faster
2 than ever. You know, we've had some, there was some
3 devastating fires locally recently, well, one specific, and
4 which resulted in fatalities. And this is really just, we
5 want to hit home about smoke alarms. No home should be
6 without a working smoke alarm and we can't emphasize that
7 enough. And we, when we go on these fires, the first thing
8 that we're listening for is the chirp of the smoke alarm, and
9 when we don't hear it, that really concerns us. And so you
10 may have as little as two minutes or even less to safely
11 escape a home fire from the time the smoke alarm sounds. So
12 you'd have no time to get out of the house. Your ability to
13 get out of the home during the fire depends on early warning
14 from smoke alarms and advanced planning. The Fire Department
15 is here to assist you in your escape plan, and we're variable
16 to provide assistance with smoke alarm installation and
17 battery replacement. Our inspectors are available to offer
18 guidance on escape planning, and please visit the fire
19 education pages of our website for links to fire escape
20 planning guides. And I am going to leave these on the counter
21 out here, if anyone is interested. It's just a little free
22 guide for help in planning your home fire escape.

23 In other news, this just happened. And I don't want
24 to steal Sergeant Infalvi's thunder but I just have to comment
25 on this because this afternoon, at 3:38 this afternoon, our
26 dispatch center received a call for a missing child. And I
27 was just really impressed with how many people came out in
28 short notice to help the family locate this child. So just to
29 give you an idea, the call came at 1538 -- I am sorry -- at
30 3:38 and the child was located at 5:18, so in quick order.

1 Just, and the child was located by an alert resident.

2 But between the Lake County Sheriff's Office,
3 Concord Fire Department, the Lake County drone team, Burning
4 River K-9 Search and Rescue, Lake Metroparks and countless
5 residents that just unselfishly came out just to help, it just
6 warmed my heart and everyone came together for a successful
7 outcome and a great win for that family. So my thanks go out
8 to all those involved in a quick, quick rescue recovery for
9 that young man and his family.

10 So, and I also have to note, so with Deb not being
11 here, that did leave quite a gap here tonight. And I just
12 have to comment that, in Deb's absence, they felt it necessary
13 that it took three of them to fill that gap.

14 MR. McINTOSH: An appropriate observation.

15 CHIEF SABO: So if that should give you an
16 indication of the shoes to fill there, that's it right there.
17 So thank you very much.

18 MR. DONDORFER: Thanks, Chief.

19 CHAIRWOMAN LUCCI: Thank you very much for that
20 great report.

21 Moving on to Service, Mr. Brown.

22 MR. BROWN: Good evening, everyone.

23 CHAIRWOMAN LUCCI: Good evening.

24 MR. BROWN: The Service Department, in the month of
25 September, continued to perform concrete slab replacement in
26 Brightwood Lake subdivision. The concrete crew will continue
27 the slab replacement throughout the township through the month
28 of October. Our drainage crews have been out performing ditch
29 maintenance projects and culvert replacements.

30 Many residents are taking advantage of the snow

1 barricade program. Snow barricades are available to residents
2 for a \$50 fee. Residents can fill out the snow barricade
3 application found on the Concord website under Forms and
4 Applications. Once payment is received, the Service
5 Department will schedule their install.

6 The yard waste dropoff is open to residents Monday
7 through Friday, from 7:30 a.m. to 2:30 p.m. Residents may
8 drop off their yard waste in biodegradable paper bags in the
9 material bin located at the Service Department.

10 Saturdays, October 15th and 22nd, from 7:30 a.m. to
11 2:30 p.m., the Service Department will offer the annual brush
12 days dropoff at the Service Department. Residents can drop
13 off brush no bigger than 4 inches in diameter. No lumber,
14 landscape timbers, stumps or railroad ties are accepted.
15 Residents may also drop off yard waste during those times.

16 Residents are encouraged to contact the Service
17 Department with any questions or concerns at (440) 350-3225,
18 or by email at ConcordTwp.com under Service Department.

19 That completes my report.

20 CHAIRWOMAN LUCCI: Thank you very much.

21 MR. ROSE: Thanks, Tim.

22 CHAIRWOMAN LUCCI: Moving on to Zoning,
23 Mrs. Freeman.

24 MS. FREEMAN: Good evening.

25 MR. ROSE: Good evening.

26 MS. FREEMAN: So during the month of September, the
27 Zoning Department staff processed 40 zoning permit
28 applications and collected \$7,500 in fees. Additionally, 21
29 properties were inspected and issued zoning certificate of
30 compliances for the completion of their projects. Zoning

1 staff also received and followed up on eight new complaints
2 about potential zoning violations.

3 Last night the Zoning Commission met and approved
4 two site plan review applications for projects happening in
5 the township. The first project is going to be located at
6 7085 Ravenna Road, just north here of Town Hall. It is a new
7 commercial building for a company called Outside Design Custom
8 Pools and Spas. Construction should be beginning in spring of
9 2023. The second project is taking place at the Auburn Career
10 Center, which will be located at 10895 Girdled Road at their
11 existing campus. The project includes improvements for both
12 their construction program that they have and also a new first
13 responder training facility.

14 Next week the Board of Zoning Appeals will be
15 holding their meeting. They have two public hearings
16 scheduled. The agenda may be found on the township website.

17 Thank you.

18 MR. DONDORFER: Thanks, Heather.

19 CHAIRWOMAN LUCCI: Thank you very much.

20 And our Recreation Department, is it three or just
21 the two?

22 MS. LAMB: Just two.

23 CHAIRWOMAN LUCCI: So Ms. Rachel Lamb and Ms. Tracy
24 Butler.

25 MS. LAMB: Good evening.

26 MR. McINTOSH: No pressure. Good evening.

27 MS. LAMB: No, no pressure.

28 What an exciting week, and it's only Wednesday. The
29 Recreation Department has been doing our best to man the fort
30 and make Deb proud.

1 As far as 55 Plus programs go, today we hosted a
2 Medicare 101 class. For anyone that missed that class, we
3 will have another one in February. More details to follow for
4 that one. Next week we will celebrate National Cake
5 Decorating Day, so register for our October 12th event. We
6 will be decorating cupcakes to celebrate with a fall theme, so
7 bring your creativity and appetite. The rest of the supplies
8 will be provided. Now, if you can believe this, the
9 excitement keeps building. We have an off-site Senior Social
10 on Wednesday, October 19th, at 1:00. Seniors are asked to
11 meet right down the road at Skok Meadows pavilion at 1:00 for
12 soup, cider, and a nice stroll around the meadow to enjoy
13 autumn's beauty. This is an outdoor event. Please dress for
14 the weather. I have no idea if that means sunglasses and
15 shorts or if that means snowsuits. Regardless, we will have
16 soup and cider. If you're not feeling like a walk that day,
17 that's okay. The views from the pavilion are going to be
18 gorgeous anyway, so you can just sit and have some cider and
19 enjoy that. To continue on with the excitement, on Wednesday,
20 October 26th, seniors have the opportunity to dress up for
21 Halloween for a costume party Bingo at 1:00. University
22 Hospitals will also be in attendance at Bingo with a table
23 full of give-aways and they will be doing blood pressure
24 checks for anyone that needs it. And if you've ever been to
25 Bingo with Tracy and I, it is exciting, so it's a good thing
26 they'll be there.

27 In addition to our 55 Plus Senior Socials that meet
28 on Wednesdays, we also have a 55+ hiking group that meets on
29 Thursday mornings at 9:30. Tomorrow we'll be meeting at the
30 Old Stone School. We'll take a hike down to Chair Factory

1 Falls. And depending on how long it takes all of us to get
2 back up the hill, we will also take a stroll down the Greenway
3 Corridor. Also on the agenda for October's hiking, we plan to
4 get to Hogback Ridge and Chapin Forest. Those boast some of
5 the most beautiful views that we've seen on hikes for fall
6 colors, so looking forward to that, again, depending on the
7 weather.

8 If any of that sounded fun or if you have any
9 questions on programming, please feel free to call us at (440)
10 639-4651 or stop by and chat and have a cup of coffee. Suzie,
11 Tracy and I are always willing to have a chat with residents
12 and let them know about programming. So thank you.

13 CHAIRWOMAN LUCCI: Thank you.

14 MR. DONDORFER: Well done.

15 CHAIRWOMAN LUCCI: Perfect.

16 MS. BUTLER: Hello, everyone.

17 MR. DONDORFER: Hi, Tracy.

18 MS. BUTLER: Here are some of the upcoming events
19 for Concord Township Recreation Department for the month of
20 October. So, first, to reiterate, there is going to be the
21 Candidates and Issues Forum this Friday, October 7th, at the
22 Community Center. This forum begins at 4:00 p.m. and is
23 sponsored by the League of Women Voters. So for those who are
24 unable to attend, the forum will be videotaped and posted on
25 the township website a day or two later.

26 So the next thing is Mr. Dan Maxson, our Concord
27 historian, will be presenting The History of Camp Klein at the
28 Community Center October 11th, from 1:00 to 2:00 p.m. This
29 program is free to the public. Afterwards, Dan will hold an
30 open house at the Old Stone Schoolhouse and there will be a

1 book signing of *Images of America Concord Township*. This book
2 was, he and Deb Esker co-authored. So the open house will be
3 from 2:15 to 3:30, again, at the Old Stone Schoolhouse.

4 Next, we will be holding the Fall Community Garage
5 Sale at the Community Center Friday, October 21st, and
6 Saturday, October 22nd. Friday the garage sale will run from
7 12:00 p.m. to 6:00 p.m., then Saturday, 9:00 a.m. to noon.
8 And we encourage the public to come to shop from our local
9 vendors.

10 Then, finally, to end the month of October,
11 Recreation will be hosting a Halloween Spooktacular for our
12 residents and families. The Halloween Spooktacular will be
13 held on Township Hall campus Outside Saturday, October 29th,
14 from noon to 2:00 p.m. This event we plan to have a fun event
15 for kids, as well as adults. We begin with a costume parade.
16 Then our Rec team will be offering beverages, refreshments and
17 we are going to be hosting games with prizes and treats and
18 face painting. So we encourage the kids to bring bags to
19 place their goodies in. And then, finally, in addition that
20 day, the Chardon Polka Band will be playing at the Gazebo, so
21 bring lawn chairs to enjoy this festive music.

22 Thank you.

23 CHAIRWOMAN LUCCI: Thank you.

24 MR. ROSE: Thank you. Great job.

25 CHAIRWOMAN LUCCI: Appreciate you guys being here.

26 MR. ROSE: Nice work.

27 MR. DONDORFER: Thanks. Nice job.

28 MR. McINTOSH: Thank you.

29 CHAIRWOMAN LUCCI: So much going on.

30 MR. DONDORFER: A lot.

1 CHAIRWOMAN LUCCI: Wow. We will move to Concord law
2 with Sergeant Infalvi.

3 SERGEANT INFALVI: Good evening.

4 CHAIRWOMAN LUCCI: Good evening.

5 MR. ROSE: Good evening.

6 SERGEANT INFALVI: For the month of September, the
7 Sheriff's Office received 1,283 calls for service, five being
8 injury accidents, 12 being property damage accidents. We had
9 one female arrested for drug paraphernalia. Three occupants
10 in her car were arrested for warrants. One male for breaking
11 and entering and had a warrant, one female had possession of
12 methamphetamine and paraphernalia, one male had possession of
13 drugs, one male for domestic violence and assault, one male
14 for improper transport of a firearm related to a shooting in
15 Painesville Township, one female for a warrant arrest, one
16 juvenile female recovered missing person and a warrants
17 arrest, one female possession of meth and paraphernalia, one
18 male for possession of drug paraphernalia, one male for theft
19 by deception, and one male for OVI, and 48 suspicion
20 circumstances, vehicles and persons, to name a few.

21 I just want to remind everybody regarding the
22 incident where the boy was missing earlier this evening, the
23 public was made aware by our WENS Emergency, Wireless
24 Emergency Notification System. Our dispatch center is able to
25 make a geo zone around the affected areas of where we think an
26 emergency is taking place or something of this nature where,
27 in this case, it was a missing juvenile, and then they can
28 blast text messages or phone calls or emails to that general
29 area.

30 So if you are not -- If you have a cell phone, it does not

1 automatically populate your phone number. So if you have a
2 cell phone service and you don't have a landline -- the
3 landline automatically populates -- you have to log onto the
4 Lake County government website, click on WENS, W-E-N-S,
5 Wireless Emergency Notification, and fill out the paperwork
6 there and submit it and then you will be added to the
7 emergency notification system.

8 Also a reminder, we did blast it out on our Lake
9 County Sheriff's Office app as a notification. That is
10 LakeCo.Oh.SheriffsOffice, and that works for Apple and it also
11 works for Android, so make sure you download that. You will
12 get emergency alerts on that, as well as other news.

13 And we also advertise, we also alerted everybody via
14 our Facebook. So if you don't have Facebook or our Facebook
15 account downloaded or friended, make sure you friend Lake
16 County Sheriff's Office, Ohio, on our Facebook, or Sheriff
17 Leonbruno on our Facebook. That way, you get news, up-to-date
18 news and notifications about emergencies, et cetera.

19 Oh, and it's also starting to get dark out earlier.
20 We do see an increase, we haven't yet but we do sometimes see
21 an increase of evening time burglaries because it is dark.
22 It's easier to conceal, suspects are easier to conceal
23 themselves and people aren't home from work yet or they're
24 running errands. Make sure you have your property lit
25 properly and your house lit properly if you are not going to
26 be home in the early evening hours because they are looking
27 for opportunities where somebody is not home. They're able to
28 be concealed in the evening hours. So make sure your doors
29 are locked and your house is lit up.

30 Thank you.

1 MR. McINTOSH: Thanks, Sergeant.

2 MR. ROSE: Thank you.

3 CHAIRWOMAN LUCCI: Thank you.

4 Okay. Time for the audience portion. Anyone here
5 that would like to speak?

6 (No response.)

7 Seeing none, we will move to Old Business. Seeing
8 there is none, we go move to New Business.

9 MR. DONDORFER: Madam Chair, I will make a motion to
10 approve the September financial reports.

11 MR. McINTOSH: And I will second.

12 CHAIRWOMAN LUCCI: Any discussion? All in favor?

13 (Three aye votes, no nay votes.)

14 MR. McINTOSH: Madam Chair, I will make a motion to
15 approve Resolution 2022-25, an amendment -- addendum to the
16 Sheetz settlement agreement.

17 MR. DONDORFER: I will second.

18 CHAIRWOMAN LUCCI: Mr. Lucas, do you care to kind of
19 fill us in on details regarding this addendum, please?

20 MR. LUCAS: Sure. Again, this concerns the two
21 cases currently pending against Concord Township. We already
22 had reached an agreement between legal counsel regarding a
23 settlement agreement in both cases, which was passed by a
24 prior resolution.

25 However, the legal counsel, who is not involved in
26 the litigation but represents the property owner, Mr. Smyke,
27 was concerned that the scope of the settlement agreement
28 encompassed the rear portion of the property, as well as the
29 front portion where Sheetz is being developed, and he didn't
30 want any limitations or restrictions affecting the area that

1 was not involved per se in where Sheetz was locating their
2 business and that. So we ended up getting two pieces -- not
3 two pieces -- two legal descriptions, one for the front part
4 that actually is where Sheetz is located and the rear part. I
5 know we have talked about the potential future development in
6 that area. That has a separate legal description on the
7 addendum and that, so it's really just for clarification
8 purposes, which it came as a surprise to all the legal counsel
9 involved in the litigation because this is a new independent
10 counsel, but very cordial. I understand his point and I had
11 no problems with drafting the addendum once we got the legal
12 descriptions provided by Sheetz between where they're putting
13 their property and business versus the rear portion that has
14 yet to be developed. So that's what it entails.

15 CHAIRWOMAN LUCCI: Okay.

16 MR. DONDORFER: Thank you.

17 MR. ROSE: Is that a roll call vote, Mr. Lucas?

18 MR. LUCAS: Sure.

19 MR. ROSE: Okay.

20 CHAIRWOMAN LUCCI: All right. Mr. Rose, would you
21 please call the roll.

22 MR. ROSE: Mr. Dondorfer?

23 MR. DONDORFER: Yes.

24 MR. ROSE: Mr. McIntosh?

25 MR. McINTOSH: Yes.

26 MR. ROSE: Mrs. Lucci?

27 CHAIRWOMAN LUCCI: Yes.

28 MR. ROSE: Thank you.

29 CHAIRWOMAN LUCCI: Thank you.

30 MR. DONDORFER: Madam Chair, I will make a motion to

1 approve the promotion of probationary firefighter/EMT Nicholas
2 Light to regular status firefighter/EMT effective October 3,
3 2022.

4 MR. McINTOSH: I will second.

5 CHAIRWOMAN LUCCI: All in favor?

6 (Three aye votes, no nay votes.)

7 MR. McINTOSH: Madam Chair, I move to appoint Ronald
8 Terriaco to the Zoning Commission, alternate member, effective
9 October 5, 2022, through October 4, 2024.

10 MR. DONDORFER: I would second.

11 CHAIRWOMAN LUCCI: Any discussion?

12 MR. McINTOSH: Sure. I think it's great to sort of
13 have Ron step into another role with the township. His
14 dedication and service to the public, and knowledge, he's been
15 here a long time, been a part of this community a long time.
16 It's great to have him involved and we're lucky that he wants
17 to continue serving this community.

18 MR. DONDORFER: I agree with Mr. McIntosh. I know
19 we had some openings on the Zoning Commission, as well as the
20 Board of Zoning Appeals, and we had some lengthy discussion on
21 some people that were interested in those opportunities. It's
22 great to see Ron back in the township in this role. I mean,
23 he's got experience, not only in the Fire Department but with
24 zoning. So I think he will be a great addition.

25 CHAIRWOMAN LUCCI: I echo both of your words.

26 All in favor?

27 (Three aye votes, no nay votes.)

28 MR. DONDORFER: Madam Chair, I will make a motion
29 to appoint Theodore R. Hach Jr. to Board of Zoning Appeals,
30 alternate member, effective October 5, 2022, through

1 October 4, 2024.

2 MR. McINTOSH: Second.

3 CHAIRWOMAN LUCCI: Discussion?

4 MR. DONDORFER: I think we've all spoken with
5 Mr. Hach. He also has reached out and expressed interest.
6 He's been a member of the community for some time. He's got
7 some knowledge of zoning and I think he'll also be a great
8 addition.

9 MR. McINTOSH: Yeah, it's nice to have somebody
10 that's in the community that has prior experience on a zoning
11 board to come forward and express interest. I had a very
12 constructive interview with him. So I think he will make a
13 nice appointment.

14 CHAIRWOMAN LUCCI: I agree. He does have lots of
15 experience on a zoning board, too, so that will help.

16 All in favor?

17 (Three aye votes, no nay votes.)

18 MR. McINTOSH: Madam Chair, I move to approve and
19 appoint Davey Rowan to the Board of Zoning Appeals, regular
20 member, effective October 5, 2022, through March 31, 2025.

21 MR. DONDORFER: I will second.

22 CHAIRWOMAN LUCCI: Any discussion?

23 MR. McINTOSH: I know Davey got thrown into the mix
24 pretty hot. He's had, I think, his first meeting was a major
25 decision and he's been involved in quite a bit as an
26 alternate. So he had kind of a BZA boot camp, so I think he's
27 put some time in and ready to be promoted to the regular
28 board.

29 MR. DONDORFER: I agree.

30 CHAIRWOMAN LUCCI: Okay. All in favor?

1 (Three aye votes, no nay votes.)

2 MR. DONDORFER: Madam Chair, I will make a motion to
3 approve the zoning amendments to the Concord Township Zoning
4 Resolution as initiated by motion of the Zoning Commission as
5 follows:

6 Amendment Number 1: Zoning Map amendment to rezone
7 current permanent parcel number 08-A-014-0-00-012-0, which is
8 owned by Stephen Lovick and located on the north side of
9 Concord-Hambden Road between Auburn Road and Ravenna Road,
10 from the current zoning district of Town Hall Neighborhood to
11 R-1, Residential District.

12 MR. McINTOSH: And I will second.

13 CHAIRWOMAN LUCCI: Any discussion?

14 MR. DONDORFER: No. I think we've covered a lot of
15 this. I know that the, you know, the Lake County Planning
16 Commission, as well as the Zoning Board made these
17 recommendations and I think they're appropriate.

18 MR. McINTOSH: Yeah, I agree. I think just for a
19 little back, it's interesting because I put the Town Hall
20 zoning in place. It was one of the first things I did, I
21 think, early in my career with the Zoning Board. But the Town
22 Hall Neighborhood, the whole concept of the zoning has been
23 around here. It was put in place and it really wasn't
24 utilized. And, interestingly, near the end of my term on
25 zoning, we had some public work sessions, public meetings,
26 actually, to discuss what to do with it and talked about
27 changing it. We couldn't come to a consensus. Well, we
28 couldn't decide what we wanted to do and we unanimously
29 decided to table it. So it's interesting how things work out,
30 and I think it resolves it. And the rest of the amendments

1 are just housekeeping and removing that reference. So I think
2 it's a good amendment and we should approve it.

3 CHAIRWOMAN LUCCI: I agree. I think it supports,
4 kind of, changing with the times.

5 MR. McINTOSH: Yeah.

6 CHAIRWOMAN LUCCI: Is this a roll call vote, each
7 one?

8 MR. ROSE: Yes, ma'am, all roll call votes.

9 CHAIRWOMAN LUCCI: Mr. Rose.

10 MR. ROSE: Mr. Dondorfer?

11 MR. DONDORFER: Yes.

12 MR. ROSE: Mr. McIntosh?

13 MR. McINTOSH: Yes.

14 MR. ROSE: Mrs. Lucci?

15 CHAIRWOMAN LUCCI: Yes.

16 MR. ROSE: Thank you.

17 MR. McINTOSH: Madam Chair, I make a motion to
18 approve Amendment Number 2 to modify Section 6, the General
19 Requirements, to delete all reference to the THN, Town Hall
20 Neighborhood District.

21 MR. DONDORFER: I'll second.

22 CHAIRWOMAN LUCCI: Mr. Rose.

23 MR. ROSE: Mr. Dondorfer?

24 MR. DONDORFER: Yes.

25 MR. ROSE: Mr. McIntosh?

26 MR. McINTOSH: Yes.

27 MR. ROSE: Mrs. Lucci?

28 CHAIRWOMAN LUCCI: Yes.

29 MR. ROSE: Thank you.

30 MR. DONDORFER: Madam Chair, I will make a motion to

1 approve Amendment Number 3, modify Section 11.02, Site Plan
2 Review Required Prior to Issuance of a Zoning Permit, to
3 delete the reference to the THN or Town Hall Neighborhood
4 District.

5 MR. McINTOSH: Second.

6 CHAIRWOMAN LUCCI: Mr. Rose.

7 MR. ROSE: Mr. Dondorfer?

8 MR. DONDORFER: Yes.

9 MR. ROSE: Mr. McIntosh?

10 MR. McINTOSH: Yes.

11 MR. ROSE: Mrs. Lucci?

12 CHAIRWOMAN LUCCI: Yes.

13 MR. McINTOSH: Madam Chair, I make a motion to
14 approve Amendment Number 4, modify Conditional Use Permit
15 Sections 13.07, 13.08, 13.18, 13.20, 13.24, and 13.33, to
16 delete references to the THN, Town Hall Neighborhood District.

17 MR. DONDORFER: I will second.

18 CHAIRWOMAN LUCCI: Mr. Rose.

19 MR. ROSE: Mr. Dondorfer?

20 MR. DONDORFER: Yes.

21 MR. ROSE: Mr. McIntosh?

22 MR. McINTOSH: Yes.

23 MR. ROSE: Mrs. Lucci?

24 CHAIRWOMAN LUCCI: Yes.

25 MR. DONDORFER: Madam Chair, I will make a motion to
26 approve Amendment Number 5, modify Section 14, Use Districts,
27 to delete the THN, Town Hall Neighborhood District.

28 MR. McINTOSH: Second.

29 CHAIRWOMAN LUCCI: Mr. Rose.

30 MR. ROSE: Mr. Dondorfer?

1 MR. DONDORFER: Yes.

2 MR. ROSE: Mr. McIntosh?

3 MR. McINTOSH: Yes.

4 MR. ROSE: Mrs. Lucci?

5 CHAIRWOMAN LUCCI: Yes.

6 MR. McINTOSH: Madam Chair, I move to approve
7 Amendment Number 6, modify Section 22, Commercial and Light
8 Industrial District Regulations, to delete all reference to
9 THN, Town Hall Neighborhood District.

10 MR. DONDORFER: And I will second.

11 CHAIRWOMAN LUCCI: Mr. Rose.

12 MR. ROSE: Mr. Dondorfer?

13 MR. DONDORFER: Yes.

14 MR. ROSE: Mr. McIntosh?

15 MR. McINTOSH: Yes.

16 MR. ROSE: Mrs. Lucci?

17 CHAIRWOMAN LUCCI: Yes.

18 MR. DONDORFER: Madam Chair, I will make a motion to
19 approve Amendment Number 7, modify Section 30.05, Permanent
20 Signs in Commercial, Manufacturing and Research Districts, to
21 delete all references to the THN, Town Hall Neighborhood
22 District.

23 MR. McINTOSH: Second.

24 CHAIRWOMAN LUCCI: Mr. Rose.

25 MR. ROSE: Mr. Dondorfer?

26 MR. DONDORFER: Yes.

27 MR. ROSE: Mr. McIntosh?

28 MR. McINTOSH: Yes.

29 MR. ROSE: Mrs. Lucci?

30 CHAIRWOMAN LUCCI: Yes.

1 MR. McINTOSH: Madam Chair, I move to approve
2 Amendment Number 8, modify Fences Section 34.01,
3 Applicability, to delete the reference to THN, Town Hall
4 Neighborhood District.

5 MR. DONDORFER: I will second.

6 CHAIRWOMAN LUCCI: Mr. Rose.

7 MR. ROSE: Mr. Dondorfer?

8 MR. DONDORFER: Yes.

9 MR. ROSE: Mr. McIntosh?

10 MR. McINTOSH: Yes.

11 MR. ROSE: Mrs. Lucci?

12 CHAIRWOMAN LUCCI: Yes.

13 MR. DONDORFER: Madam Chair, I will make a motion to
14 approve Amendment Number 9, modify Section 36.02, Site Plan
15 Review Required, to delete reference to the THN, Town Hall
16 Neighborhood District.

17 MR. McINTOSH: Second.

18 CHAIRWOMAN LUCCI: Mr. Rose.

19 MR. ROSE: Mr. Dondorfer?

20 MR. DONDORFER: Yes.

21 MR. ROSE: Mr. McIntosh?

22 MR. McINTOSH: Yes.

23 MR. ROSE: Mrs. Lucci?

24 CHAIRWOMAN LUCCI: Yes.

25 MR. McINTOSH: Madam chair, I move to approve
26 Amendment Number 10, modify Design Standards Section 37.03,
27 Requirement, to delete references to the THN, Town Hall
28 Neighborhood District.

29 MR. DONDORFER: I will second.

30 CHAIRWOMAN LUCCI: Mr. Rose.

1 MR. ROSE: Mr. Dondorfer?
2 MR. DONDORFER: Yes.
3 MR. ROSE: Mr. McIntosh?
4 MR. McINTOSH: Yes.
5 MR. ROSE: Mrs. Lucci?
6 CHAIRWOMAN LUCCI: Yes.
7 MR. DONDORFER: Madam Chair, I will make a motion to
8 approve Amendment Number 11, modify Section --
9 MR. McINTOSH: 38.
10 MR. DONDORFER: -- 38, Landscape and Screening
11 Requirements, to delete all references to the THN, Town Hall
12 Neighborhood District.
13 MR. McINTOSH: Second.
14 CHAIRWOMAN LUCCI: Mr. Rose.
15 MR. ROSE: Mr. Dondorfer?
16 MR. DONDORFER: Yes.
17 MR. ROSE: Mr. McIntosh?
18 MR. McINTOSH: Yes.
19 MR. ROSE: Mrs. Lucci?
20 CHAIRWOMAN LUCCI: Yes.
21 Thank you, gentlemen.
22 MR. DONDORFER: You saved me on that. I see all
23 those Roman numerals. I'm like --
24 CHAIRWOMAN LUCCI: I know. I'm like, hold on a
25 minute.
26 MR. DONDORFER: Wait. Do I go forward or backwards?
27 CHAIRWOMAN LUCCI: I was like, did I screw one up?
28 Mr. Lucas would have said something.
29 MR. DONDORFER: Thank you, Mr. McIntosh.
30 MR. McINTOSH: You are welcome, Mr. Dondorfer.

1 CHAIRWOMAN LUCCI: Moving on to future meetings and
2 announcements, Mr. Rose, would you care to please read?

3 MR. ROSE: Thank you, Mrs. Lucci.

4 Future Meetings and Announcements:

5 Monday, October 10, township offices will be closed
6 in observance of Columbus Day;

7 October 12th, at 7:00 p.m., here at Town Hall will
8 be the Board of Zoning Appeals;

9 October 19th, from 6:30 p.m. to 7:30 p.m., will be
10 trustee office hours in the conference room; and at 7:30 p.m.
11 will be the regular trustee meeting in Town Hall.

12 CHAIRWOMAN LUCCI: Great. Thank you, everyone.
13 We're closing --

14 MR. DONDORFER: Have a good evening.

15 CHAIRWOMAN LUCCI: -- closing the meeting for this
16 evening.

17 (Whereupon, the meeting was adjourned at 8:11 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 from the video recording of the foregoing proceeding was 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 25th day of October 2022.

Melinda A. Melton
Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the State of Ohio

My Commission Expires:
February 4, 2023

