

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on September 4, 2024

The Public Hearings and Regular Trustees meeting were held via YouTube Live Streaming. See transcripts for more details.

The Concord Township Board of Trustees met for a Public Hearing on September 4, 2024, 7:00 pm., in Township Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the meeting to order. Trustees present were Morgan R. McIntosh, Amy Lucci and Carl H. Dondorfer.

It was established legal notice had been made.

PUBLIC HEARING OF RESIDENTIAL IMPROVEMENT DISTRICT FOR VILLAS OF CANTERWOOD. Mr. Rose explained a RID and provided background information.

Audience:

Denise Ruthenberg of 10055 Stone Hollow Rd. wanted clarification on the RID.

Gary Platko, CFO of Riverside Schools voiced his opposition to the proposed RID.

Chris Brill-Packard of 11919 Concord-Hambden Rd. opposed the RID.

Gary Matteo of 7582 Canterwood Trail was in full support of the RID.

Mr. Rose read a letter from Concord resident and Mentor School Board Member Lauren Marchaza voicing her opposition to the RID.

Mr. Dondorfer closed the Public Hearing at 7:16 pm.

The Concord Township Board of Trustees met for a Regular meeting on September 4, 2024, 7:30 pm, in Town Hall, located at 7229 Ravenna Road. Chairperson Carl H. Dondorfer called the meeting to order and led in the Pledge of Allegiance. Trustees present were Amy L. Lucci, Morgan R. McIntosh and Carl H. Dondorfer.

APPROVAL OF MINUTES:

August 5, 2024 Staff Meeting Minutes. Mrs. Lucci moved to approve the August 5, 2024 Staff Meeting Minutes as written. Mr. McIntosh seconded. Vote 3 ayes.

August 7, 2024 Regular Meeting Minutes. Mr. McIntosh moved to approve the August 7, 2024 Regular Meeting Minutes as written. Mrs. Lucci seconded. Vote 3 ayes.

ELECTED OFFICIALS REPORT:

A. FISCAL OFFICER – John M. Patriarca

Mr. Patriarca reviewed the state of Concord Township finances since the last meeting.

B. TRUSTEES

Mrs. Lucci, Mr. McIntosh and Mr. Dondorfer discussed Concord Township business since the last meeting.

DEPARTMENT REPORTS:

A. ADMINISTRATION DEPT. – Andy Rose, Administrator

Andy Rose, Administrator, covered issues pertaining to the general business of the Township as well as read the following bids for the Girdled Rd./Auburn Rd. Waterline Extension Project:

Trax Construction Co	\$1,361,928.00
Mr. Excavator, Inc.	\$1,615,106.00
J.S. Bova Excavating, LLC	\$1,677,124.00
S.E.T. Inc	\$1,741,175.00
Rudzik Excavating, Inc.	\$1,799,518.76
Eclipse Co, LLC	\$2,074,363.00

B. FIRE DEPT. – Deputy Chief Biddell

Deputy Chief Bidell reviewed the Fire Department’s August activity in Concord Township.

C. SERVICE DEPT. – Tim Brown, Service Director

Tim Brown, Service Director, reviewed the Service Department’s August activity in Concord Township.

D. ZONING DEPT. – Andy Rose, Administrator

Mr. Rose read the report prepared by Heather Freeman, Zoning Director, regarding the Zoning Department’s August activity in Concord Township.

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on September 4, 2024

E. RECREATION DEPT. – Sean Supler, Recreation Director

Sean Supler, Recreation Director, reviewed the Recreation Department's August/September activities in Concord Township.

F. LAKE COUNTY SHERIFF'S OFFICE – Carl Dondorfer, Trustee Chairperson

Mr. Dondorfer talked with Captain Patterson from the Lake County Sheriff's Office as they were not able to attend and reported an incident that occurred in August in Concord Township.

AUDIENCE:

None

OLD BUSINESS:

RES. 2024-12 CREATING THE VILLAS OF CANTERWOOD INCENTIVE DISTRICT AND DECLARING IMPROVEMENTS TO PARCELS WITHIN THE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION AS PROVIDED IN SECTION 5709.73 OF THE OHIO REVISED CODE AND RELATED AUTHORIZATIONS. Mrs. Lucci moved to adopt of following resolution:

RESOLUTION NO. 2024-12

A RESOLUTION CREATING THE VILLAS OF CANTERWOOD INCENTIVE DISTRICT AND DECLARING IMPROVEMENTS TO PARCELS WITHIN THE DISTRICT TO BE A PUBLIC PURPOSE AND EXEMPT FROM TAXATION AS PROVIDED IN SECTION 5709.73 OF THE OHIO REVISED CODE AND RELATED AUTHORIZATIONS.

WHEREAS, R.C. 5709.73 provides that a board of township trustees may adopt a resolution creating an incentive district (as defined in R.C. 5709.73) within the unincorporated area of the township, declaring improvements (as defined in R.C. 5709.73) to parcels within the district to be a public purpose and exempt from taxation as provided in R.C. 5709.73; and

WHEREAS, such resolution adopted pursuant to R.C. 5709.73 shall delineate the boundaries of the district, specifically identify each parcel within the district, specify the life of the district and the percentage of the improvements to be exempted, designate the public infrastructure improvements (as defined in R.C. 5709.73) made, to be made, or in the process of being made, that benefit or serve, or once made, will benefit or serve parcels in the district, and identify one or more specific projects being, or to be, undertaken in the district that place additional demand on the public infrastructure improvements designated; and

WHEREAS, the owners of parcels within the Villas of Canterwood subdivision in Concord Township (the "Owners") collectively own all the individual parcels of real property within the unincorporated area of Concord Township, which comprise the proposed district (collectively, the "Property"), a general description of which, with the Lake County Auditor's Tax Parcel Identification, is attached hereto and incorporated herein by reference as Exhibit A (the parcels comprising the Property referred to herein as the "Parcels" and each individually identified as a "Parcel"); and

WHEREAS, the Board of Township Trustees of Concord Township, Lake County, Ohio ("Board") anticipates that the Owners, and/or their successors or assigns, have or will construct certain improvements to the Property within the proposed district (collectively, the "Project") and that these Owners will desire certain public infrastructure improvements as defined in R. C. 5709.73(A)(2) to be constructed, or that have been constructed, for the benefit of the Property (the "Public Improvements"), which Public Improvements are designated in the attached Exhibit B, which is incorporated herein by reference; and

WHEREAS, a development plan, as that term is used in R.C. 5709.40(A)(5), for all of Concord Township, including the proposed district, has been adopted pursuant to the Concord Township comprehensive plan of 2004, later updated and adopted in 2015, as well as the 2017 Ohio Fire Chiefs' Association assessment of Concord Township's Station 2, all on file with the Concord Township Administrator (the "Development Plan"); and

WHEREAS, pursuant to R.C. 5709.73(C) and the Development Plan, this Board has determined to create an incentive district known as the "VILLAS OF CANTERWOOD INCENTIVE DISTRICT" (the "District"), the boundary of which is delineated as coterminous with the boundary of the Property; and

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on September 4, 2024

WHEREAS, this Board has determined that it is necessary and appropriate and in the best interest of Concord Township to exempt from taxation, for a period of 10 years, 75% of the value of the improvements to Parcels located within the District as permitted and provided in R.C. 5709.73(C), and to simultaneously direct and require the current, and future, Owner(s) of Parcels within the District to make annual service payments in lieu of the real property tax payments they would have made except for the exemption provided by this Resolution, which service payments shall be made to the Lake County Treasurer on or before the final dates for payment of real property taxes pursuant to R.C. 5709.74; and

WHEREAS, this Board finds and determines that notice of this proposed Resolution has been delivered to all affected school districts in accordance with R.C. 5709.73 and 5709.83, and hereby ratifies the provision of that notice; and

WHEREAS, this Board finds and determines that notice of a public hearing and of the consideration of this proposed Resolution have been delivered to all Owners of the Property in the District in accordance with R.C. 5709.73(C)(2)(a) and the Board hereby ratifies the provision of that notice; and

WHEREAS, a public hearing has been held on the establishment of the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Township Trustees of Concord Township, Lake County, Ohio:

Section 1. Creation of the Incentive District and Delineation of its Boundaries. Pursuant to R.C. 5709.73(C), this Board hereby creates the VILLAS OF CANTERWOOD INCENTIVE DISTRICT (the "District"), the boundary of which shall be delineated as coterminous with the boundary of all the Property and the Parcels, which Property and Parcels are specifically identified, and their collective boundary is more fully delineated in Exhibit A attached hereto and incorporated herein by reference, and which District is located entirely within the unincorporated territory of Concord Township, Lake County and does not include any territory that is included within a district created under R.C. 5709.78(B).

Section 2. Life of the District. The District shall have a life commencing on the effective date of this Resolution and for ten (10) years thereafter.

Section 3. Certificate of the Concord Township Engineer Respecting the District. Pursuant to R.C. 5709.73(A)(4), and R.C. 5709.40(5)(f), the Concord Township Engineer has provided a certificate (the "Certificate") to this Board in connection with the creation of the District, certifying that (a) the District is less than 300 acres in size, (b) the District is enclosed by a continuous boundary, and (c) the existing Concord Township public infrastructure serving the District is inadequate to meet the development needs of the District. A copy of the Certificate is attached hereto and incorporated herein as Exhibit C.

Section 4. Tax Exemption. Pursuant to and in accordance with R.C. 5709.73(C), this Board hereby finds and determines that one hundred per cent (100%) of the increase in true value of each Parcel that would first appear on the tax list and duplicate of real property after the effective date of this Resolution were it not for the exemption granted by this Resolution [which increase in assessed value is hereinafter referred to as the "Improvement" as that term is also defined in R.C. 5709.73(A)(2)] is hereby declared to be a public purpose, and said Improvement shall be seventy-five per cent (75%) exempt from real estate taxation for a period commencing with the first tax year that begins after the effective date of this Resolution and in which an Improvement first appears on the tax list and duplicate of real and public utility property and ending on the earlier of:

- (a) Ten (10) years after such exemption commenced; or
- (b) the date on which Concord Township may no longer require service payments in lieu of taxes, in accordance with the requirements of R.C. 5709.73 and 5709.74.

Section 5. Payment of Service Payments in Lieu of Taxes. As provided in R.C. 5709.73 and 5709.74, the Owner of each Parcel shall make, and is hereby required to make, service payments in lieu of taxes with respect to the true value of the Improvements allocable thereto to the Treasurer of Lake County, Ohio (the "County Treasurer") on or before the final dates for payment of real property taxes. Each service payment in lieu of taxes shall be charged and collected in the same manner and in the same amount as the real property taxes that would have been charged and payable against that Parcel if it were not exempt from taxation pursuant to Section 4 of this Resolution. Any late payments shall be subject to penalty and bear interest at the then current rate established under R.C. 323.121(B)(I) and 5703.47, and as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the payment of penalties and interest are collectively

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on September 4, 2024

referred to herein with the service payments in lieu of taxes as the "Service Payments"). The Service Payments, and any other payments in respect of each Parcel which are received by the County Treasurer in connection with the reduction required by R.C. 319.302, as the same may be amended from time to time, or any successor provisions thereto as the same may be amended from time to time (the "Property Tax Rollback Payments"), shall be allocated and distributed in accordance with Section 6 of this Resolution. Service payments required pursuant to this Resolution shall be treated in the same manner as taxes for all purposes of the lien described in R.C. 323.11, including, but not limited to, the priority and enforcement of the lien and the collection of the Service Payments secured by the lien. In accordance with R.C. 5709.91, Service Payments required by this Resolution shall be treated in the same manner as taxes for all purposes of the lien described in R.C. 323.11, including but not limited to, the priority and enforcement of the lien and the collection of the service payments secured by the lien.

Section 6. Creation of Canterwood Concord Township Public Improvement Tax Increment Equivalent Fund. Pursuant to R.C. 5709.75, there is hereby established the Canterwood Concord Township Public Improvement Tax Increment Equivalent Fund (the "Fund"). The Fund shall be maintained in the custody of Concord Township and shall receive all distributions required to be made to Concord Township pursuant to Section 5 of this Resolution. Moneys deposited into the Fund shall be used by Concord Township to pay the costs [including, but not limited to, design, engineering, construction, inspection, maintenance and repair, site acquisition and any other costs described in R.C. 133.15(B)] for the Public Infrastructure Improvements designated in Exhibit B attached to this Resolution, or to pay the interest on and principal of notes issued under R.C. 5709.73(F), or for the purposes pledged thereunder. Money in the Fund shall not be used to finance or support Public Infrastructure Improvements that take place after the District has expired. Moneys deposited into the Fund may also be distributed to any school district in which the Property is located in an amount not to exceed the amount of real property taxes that such school district would have received from the Improvement on the Property if it were not exempt from taxation. In accordance with R.C. 5709.75, the Fund shall dissolve upon fulfillment of the purposes for which Service Payments and Property Tax Rollback Payments to the Fund may be used provided in this Resolution, and any incidental surplus remaining in the Fund upon its dissolution shall be transferred to the general fund of Concord Township.

Section 7. Public Infrastructure Improvements. The Public Infrastructure Improvements set forth in Exhibit B hereto are hereby found to be and are designated as the public infrastructure improvements made, to be made, or in the process of being made, that benefit or serve, or once made, will benefit or serve the Parcels in the District. No portion of the Service Payments shall be used for the purpose of housing renovations within the District.

Section 8. Further Authorizations. This Board further hereby authorizes and directs the Concord Township Administrator, the Concord Township Fiscal Officer or other appropriate officers of Concord Township, to prepare and sign all agreements and instruments and to take any other actions as may be appropriate to implement this Resolution.

Section 9. Notification of Passage. Pursuant to R.C. 5709.73, the Township Fiscal Officer is hereby directed to deliver a copy of this Resolution to the Director of the Department of Development of the State of Ohio within fifteen days after its passage. On or before March 31 of each year that the exemption set forth in Section 2 of this Resolution remains in effect, the Concord Township Administrator, the Concord Township Fiscal Officer or other authorized officer of Concord Township, shall prepare and submit to the Director of the Department of Development of the State of Ohio the status report required under R.C. 5709.73(I).

Section 10. Authority to Issue Debt Instruments. The Board authorizes the issuance of such notes of the Township, as authorized by R.C. 5709.73(F), which notes shall be secured by a pledge of the Service Payments, in order to satisfy any term of this Resolution as well as any obligation of the Township in connection with planning, designing, constructing, inspecting, repairing and maintaining of the Public Infrastructure Improvements. Such notes shall be signed by the board and attested by the signature of the township clerk, shall bear interest not to exceed the rate provided in R.C. 9.95, and shall not be subject to R.C. Chapter 133. Such notes shall NOT be general obligations of the Township but shall be self-supporting revenue obligations.

Section 11. Open Meetings. This Board finds and determines that all formal actions of this Board concerning and relating to the passage of this Resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on September 4, 2024

Section 12. Effective Date. This Resolution shall be in full force and effect immediately upon its adoption.

Mr. McIntosh seconded. The Trustees had a lengthy discussion and addressed residents questions/concerns discussed at the Public Hearing. Roll Call Vote: Mrs. Lucci – yes; Mr. McIntosh – yes; Mr. Dondorfer- yes.

NEW BUSINESS:

A. RES. 2024-25 STREET LIGHT ASSESSMENT. Mr. McIntosh moved to adopt the following resolution:

RESOLUTION NO. 2024-25

A RESOLUTION AUTHORIZING THE FISCAL OFFICER TO CERTIFY ASSESSED STREET LIGHTING TO THE COUNTY AUDITOR FOR THE TAX YEAR 2024, WITH SUCH ASSESSED STREET LIGHTING BEING COLLECTABLE IN THE CALENDAR YEAR 2025.

WHEREAS, the Concord Township Board of Trustees wishes to continue the following Concord Township, Lake County, Ohio, lighting assessments:

SPEAR ROAD, MARLO DRIVE, FAIRGROUNDS ROAD, MORLEY HILLS 4-A, MORLEY HILLS, QUAIL HOLLOW DEVELOPMENT, CAMBDEN CREEK, NATURE PRESERVE SOUTH, NOBLE RIDGE ESTATES, NATURE PRESERVE NORTH, HUNT CLUB/FREDLE, QUAIL HIGHLANDS INDUSTRIAL PARK, SUMMERWOOD, CONCORD RIDGE, ORCHARD SPRINGS I AND II, AND AUBURN BUSINESS CORRIDOR LIGHTING DISTRICTS.

NOW, THEREFORE, be it resolved by the Board of Trustees of Concord Township, Lake County, Ohio:

Section 1. That the Fiscal Officer of Concord Township is hereby authorized and directed to certify such renewal to the Lake County Auditor for a one (1) year period as specified above for the above-listed lighting districts, as set forth in the attached Schedule which is incorporated by reference as if fully rewritten herein.

Section 2. It is found and determined that all formal actions of the Board of Trustees of Concord Township concerning and relating to the adoption of this Resolution were taken in an open meeting of the Board of Trustees of Concord Township and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

NOW, THEREFORE, this Resolution shall be in full force and effect upon its passage and approval by the Board of Trustees and as further provided under Ohio law.

Mrs. Lucci seconded. Vote 3 ayes.

- B. APPROVE PO TO ASCENDANCE TRUCKS IN THE AMOUNT OF \$108,977.00 FOR PLOW TRUCK BODY AND PLOW PACKAGE. Mrs. Lucci moved to approve PO to Ascendance Trucks in the amount of \$108,977.00 for a plow truck and plow package. Mr. McIntosh seconded. Vote 3 ayes.
- C. APPROVE PO TO TRAX CONSTRUCTION CO. IN THE AMOUNT OF \$1,361,928.00 FOR WATER MAIN EXTENSION PROJECT. Mr. McIntosh moved to approve po to Trax Construction Co. in the amount of \$1,361,928.00 for water main extension project. Mrs. Lucci seconded. Vote 3 ayes.
- D. FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO JOHN BATEMAN AS A PART-TIME REGULAR FIREFIGHTER/EMT-BASIC PENDING BACKGROUND CHECK AND PHYSICAL. Mrs. Lucci moved to approve Fire Dept. conditional offer of employment to John Bateman as a Part-time Regular Firefighter/EMT Basic pending background check and physical. Mr. McIntosh seconded. Vote 3 ayes.
- E. FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO JAKE GREEN AS A PART-TIME REGULAR FIREFIGHTER/EMT-BASIC PENDING BACKGROUND CHECK AND PHYSICAL. Mr. McIntosh moved to approve Fire Dept. conditional offer of employment to Jake Green as a Part-time Regular Firefighter/EMT Basic pending background check and physical. Mrs. Lucci seconded. Vote 3 ayes.
- F. FIRE DEPT. APPROVE THE CONDITIONAL OFFER OF EMPLOYMENT TO STUART HORVATH AS A PART-TIME REGULAR FIREFIGHTER/EMT-BASIC PENDING BACKGROUND CHECK AND PHYSICAL. Mrs. Lucci moved to approve Fire Dept. conditional offer of employment to Stuart Horvath as a Part-time Regular Firefighter/EMT Basic pending background check and physical. Mr. McIntosh seconded. Vote 3 ayes.

RECORD OF PROCEEDINGS

Minutes of Concord Township Board of Trustees Meeting

Held on September 4, 2024

- G. FIRE DEPT. APPROVE THE PROMOTION OF WILL LAGANKE TO THE POSITION OF PART-TIME FIREFIGHTER 1 EFFECTIVE 9/1/2024. Mr. McIntosh moved to approve Fire Dept. promotion of Will Laganke to the position of Part-time Firefighter 1 effective 9/1/2024. Mrs. Lucci seconded. Vote 3 ayes.
- H. ITEMS VOTED ON AT THE AUGUST 26, 2024 STAFF MEETING. Mr. Dondorfer read the following August 26, 2024 Staff Meeting vote.


Mrs. Lucci made a motion to change the first meeting of each month to a 5:00 pm start time with office hours starting at 4:00 pm beginning in October. Mr. Dondorfer seconded. Vote 3 ayes.

I. FUTURE MEETINGS & ANNOUNCEMENTS:

9/7	10:00-12:00 PM	SHRED DAY / Town Hall Campus
9/11	7:00 PM	BZA / Town Hall
9/13	8:00 AM	JEDD MEETING / Town Hall
9/18	6:30-7:30 PM	TRUSTEE OFFICE HOURS /Conference Room
	7:30 PM	TRUSTEE MEETING / Town Hall

Upon proper motion the meeting was adjourned at 8:19 pm.

For financial information go to: checkbook.ohio.gov


Carl H. Dondorfer, Chairperson


John M. Patriarca, Fiscal Officer

Exhibit A

Villas of Canterwood RID

Parcels of Villas of Canterwood RID:

PPN	Owner
10-A-026-P-00-001-0	Brian Murphy, 7255 Village Dr, Concord Twp, OH 44060
10-A-026-P-00-002-0	Therese Fernandes, 7800 Wilderness Dr, Mentor, OH 44060
10-A-026-P-00-003-0	Rodney Niska, 751 Outrigger Cv, Painesville, OH 44077
10-A-026-P-00-005-0	Raymond Iannetta, 7518 Canterwood Trl, Concord Twp, OH 44077
10-A-026-P-00-006-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-007-0	Twentieth Century Construction Co, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-008-0	Michael Rowe, 7794 St James Dr, Mentor, OH 44060
10-A-026-P-00-009-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-010-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-011-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-012-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-013-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-014-0	Alan Harte, 13080 Castle Harbour Dr U2, Naples, FL 34110
10-A-026-P-00-015-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-016-0	Denise Ruthenberg, 10055 Stone Hollow Rd, Concord Twp, OH 44060
10-A-026-P-00-017-0	William Burton, 8038 Bellflower Rd, Mentor, OH 44060
10-A-026-P-00-018-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-019-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-020-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-021-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-022-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077

10-A-026-P-00-023-0	Gary Matteo, 8250 Eagle Ridge Dr, Mentor, OH 44060
10-A-026-P-00-024-0	James McNulty, 9463 Little Mountain Rd, mentor, OH 44060
10-A-026-P-00-025-0	Kevin Sidbeck, 1411 Bridge St, Ashtabula, OH 44004
10-A-026-P-00-026-0	Jack Skinner, 9 Stone Ridge Blvd, Hermitage, PA 16142
10-A-026-P-00-027-0	Frank Lanning, 31916S Lone Vista Way, Oracle, AZ 85623
10-A-026-P-00-028-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-029-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-030-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
08-A-026-Q-00-005-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-P-00-031-0	Nickolas Dankovich, 9028 Little Mountain Rd, Kirtland Hills, OH 44060
08-A-026-Q-00-004-0	Nickolas Dankovich, 9028 Little Mountain Rd, Kirtland Hills, OH 44060
10-A-026-P-00-032-0	James Truskolaski, 6773 Traub Ter, Mentor, OH 44060
08-A-026-Q-00-003-0	James Truskolaski, 6773 Traub Ter, Mentor, OH 44060
10-A-026-P-00-033-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
10-A-026-C-00-062-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
08-A-026-0-00-022-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
08-A-026-0-00-003-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
08-A-026-Q-00-002-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077
08-A-026-0-00-075-0	ALM Lake Properties LLC, 2167 Mentor Ave, Painesville, OH 44077

LEGEND



KEY NOTES

1. SPACES TO BE FILLED
2. EXISTING WETLAND TO REMAIN UNCHANGED AS REQUIRED BY FTY DEVELOPMENT
3. STORMWATER MANAGEMENT
4. EXISTING CEMENTARY TO BE VACATED
5. PROPOSED CLARENCE, POOL, PARKING, AND CENTRAL WALKWAY UNIT
6. REMOVE EXIST. CHURCH FRONT BUSH AND GARAGE DOOR LOCATIONS
7. STRUCTURE TO BE REMOVED
8. EXISTING DRIVEWAY TO BE RECONFIGURED
9. MODIFY EXISTING C/A - DE-SAC. DESIGN PENDING
10. PROPOSED FENCING, MONUMENT SIGN AND LANDSCAPING TO MAINTAIN HISTORIC CHARACTER
11. REMOVE EXISTING CRANE AND MAINTAIN EXISTING VEGETATION ALONG MOBILE ROAD
12. PARCEL A TO BE CONSOLIDATED WITH ADJACENT PARCEL (DN) (25-A-000-2-00-01-3-01)

SITE DATA

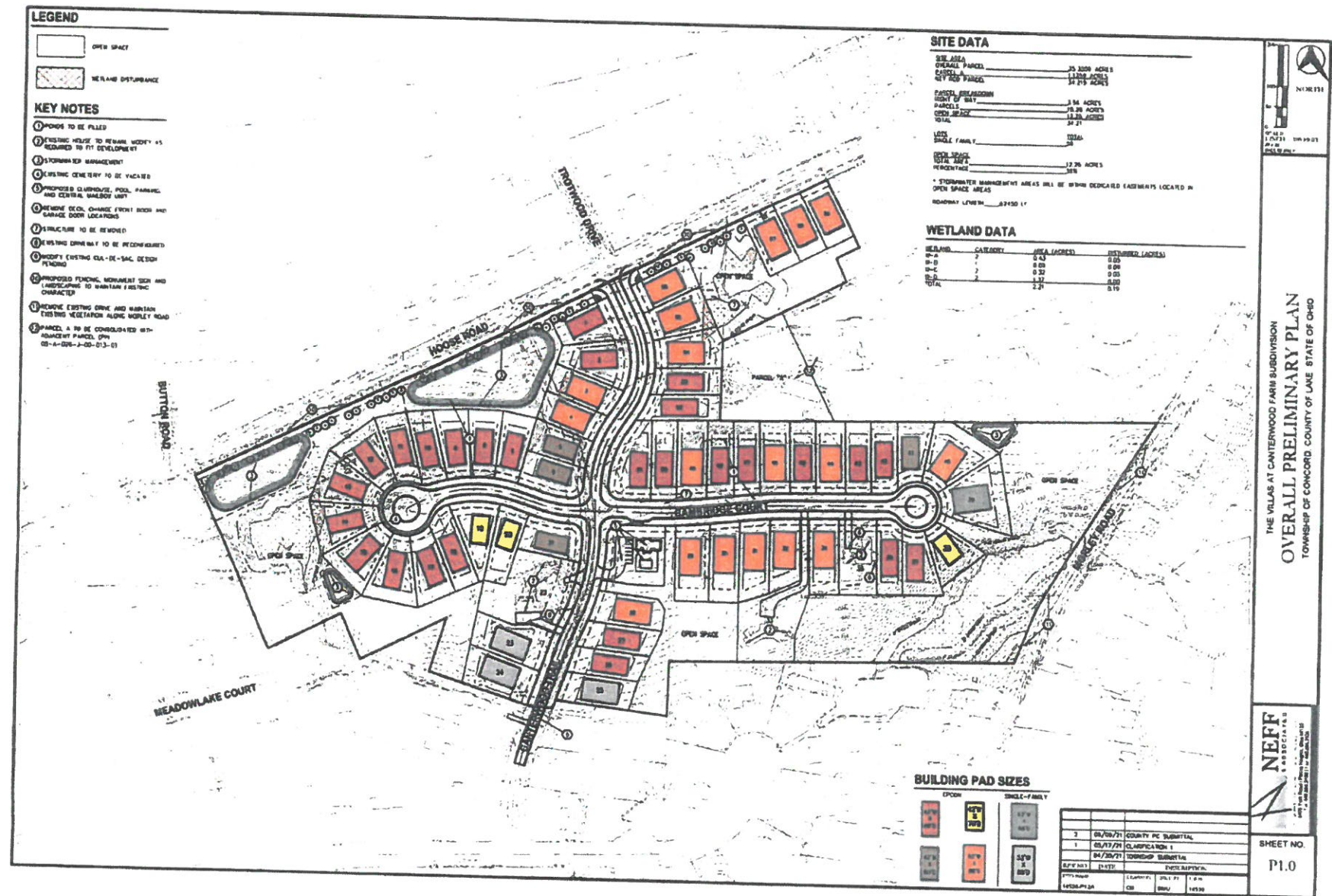
SITE AREA	
OVERALL PARCELS	35.3000 ACRES
PARCEL A	1.0000 ACRES
NET PARCELS	34.3000 ACRES
PARCEL BREAKDOWN	
ROOF OF WAY	3.54 ACRES
PARCELS	30.76 ACRES
OPEN SPACE	14.21 ACRES
TOTAL	34.97

LOTS	
SINGLE FAMILY	TOTAL
ROOF SPACE	17.26 ACRES
PERCENTAGE	50%

* STORMWATER MANAGEMENT AREAS WILL BE WITHIN DEDICATED EASEMENTS LOCATED IN OPEN SPACE AREAS
ROADWAY LENGTH: 0.7450 LT

WETLAND DATA

WETLAND	CATEGORY	AREA (ACRES)	DISTURBED (ACRES)
W-1	1	0.13	0.00
W-2	2	0.00	0.00
W-3	3	0.32	0.00
W-4	4	1.37	0.00
TOTAL		2.21	0.00



BUILDING PAD SIZES

ROOM	MIN. PAD SIZE	SINGLE-FAMILY
1	15' x 30'	15' x 30'
2	15' x 30'	15' x 30'
3	15' x 30'	15' x 30'
4	15' x 30'	15' x 30'
5	15' x 30'	15' x 30'
6	15' x 30'	15' x 30'
7	15' x 30'	15' x 30'
8	15' x 30'	15' x 30'
9	15' x 30'	15' x 30'
10	15' x 30'	15' x 30'
11	15' x 30'	15' x 30'
12	15' x 30'	15' x 30'
13	15' x 30'	15' x 30'
14	15' x 30'	15' x 30'
15	15' x 30'	15' x 30'
16	15' x 30'	15' x 30'
17	15' x 30'	15' x 30'
18	15' x 30'	15' x 30'
19	15' x 30'	15' x 30'
20	15' x 30'	15' x 30'
21	15' x 30'	15' x 30'
22	15' x 30'	15' x 30'
23	15' x 30'	15' x 30'
24	15' x 30'	15' x 30'
25	15' x 30'	15' x 30'
26	15' x 30'	15' x 30'
27	15' x 30'	15' x 30'
28	15' x 30'	15' x 30'
29	15' x 30'	15' x 30'
30	15' x 30'	15' x 30'
31	15' x 30'	15' x 30'
32	15' x 30'	15' x 30'
33	15' x 30'	15' x 30'
34	15' x 30'	15' x 30'
35	15' x 30'	15' x 30'
36	15' x 30'	15' x 30'
37	15' x 30'	15' x 30'
38	15' x 30'	15' x 30'
39	15' x 30'	15' x 30'
40	15' x 30'	15' x 30'
41	15' x 30'	15' x 30'
42	15' x 30'	15' x 30'
43	15' x 30'	15' x 30'
44	15' x 30'	15' x 30'
45	15' x 30'	15' x 30'
46	15' x 30'	15' x 30'
47	15' x 30'	15' x 30'
48	15' x 30'	15' x 30'
49	15' x 30'	15' x 30'
50	15' x 30'	15' x 30'
51	15' x 30'	15' x 30'
52	15' x 30'	15' x 30'
53	15' x 30'	15' x 30'
54	15' x 30'	15' x 30'
55	15' x 30'	15' x 30'
56	15' x 30'	15' x 30'
57	15' x 30'	15' x 30'
58	15' x 30'	15' x 30'
59	15' x 30'	15' x 30'
60	15' x 30'	15' x 30'
61	15' x 30'	15' x 30'
62	15' x 30'	15' x 30'
63	15' x 30'	15' x 30'
64	15' x 30'	15' x 30'
65	15' x 30'	15' x 30'
66	15' x 30'	15' x 30'
67	15' x 30'	15' x 30'
68	15' x 30'	15' x 30'
69	15' x 30'	15' x 30'
70	15' x 30'	15' x 30'
71	15' x 30'	15' x 30'
72	15' x 30'	15' x 30'
73	15' x 30'	15' x 30'
74	15' x 30'	15' x 30'
75	15' x 30'	15' x 30'
76	15' x 30'	15' x 30'
77	15' x 30'	15' x 30'
78	15' x 30'	15' x 30'
79	15' x 30'	15' x 30'
80	15' x 30'	15' x 30'
81	15' x 30'	15' x 30'
82	15' x 30'	15' x 30'
83	15' x 30'	15' x 30'
84	15' x 30'	15' x 30'
85	15' x 30'	15' x 30'
86	15' x 30'	15' x 30'
87	15' x 30'	15' x 30'
88	15' x 30'	15' x 30'
89	15' x 30'	15' x 30'
90	15' x 30'	15' x 30'
91	15' x 30'	15' x 30'
92	15' x 30'	15' x 30'
93	15' x 30'	15' x 30'
94	15' x 30'	15' x 30'
95	15' x 30'	15' x 30'
96	15' x 30'	15' x 30'
97	15' x 30'	15' x 30'
98	15' x 30'	15' x 30'
99	15' x 30'	15' x 30'
100	15' x 30'	15' x 30'

DATE	06/16/21	COUNTY REC SUBMITTAL
DATE	06/17/21	CLARIFICATION 1
DATE	06/20/21	TOWNSHIP SUBMITTAL
DATE	06/21/21	FINAL APPROVAL
DATE	06/22/21	FINAL APPROVAL
DATE	06/23/21	FINAL APPROVAL
DATE	06/24/21	FINAL APPROVAL
DATE	06/25/21	FINAL APPROVAL
DATE	06/26/21	FINAL APPROVAL
DATE	06/27/21	FINAL APPROVAL
DATE	06/28/21	FINAL APPROVAL
DATE	06/29/21	FINAL APPROVAL
DATE	06/30/21	FINAL APPROVAL
DATE	07/01/21	FINAL APPROVAL
DATE	07/02/21	FINAL APPROVAL
DATE	07/03/21	FINAL APPROVAL
DATE	07/04/21	FINAL APPROVAL
DATE	07/05/21	FINAL APPROVAL
DATE	07/06/21	FINAL APPROVAL
DATE	07/07/21	FINAL APPROVAL
DATE	07/08/21	FINAL APPROVAL
DATE	07/09/21	FINAL APPROVAL
DATE	07/10/21	FINAL APPROVAL
DATE	07/11/21	FINAL APPROVAL
DATE	07/12/21	FINAL APPROVAL
DATE	07/13/21	FINAL APPROVAL
DATE	07/14/21	FINAL APPROVAL
DATE	07/15/21	FINAL APPROVAL
DATE	07/16/21	FINAL APPROVAL
DATE	07/17/21	FINAL APPROVAL
DATE	07/18/21	FINAL APPROVAL
DATE	07/19/21	FINAL APPROVAL
DATE	07/20/21	FINAL APPROVAL
DATE	07/21/21	FINAL APPROVAL
DATE	07/22/21	FINAL APPROVAL
DATE	07/23/21	FINAL APPROVAL
DATE	07/24/21	FINAL APPROVAL
DATE	07/25/21	FINAL APPROVAL
DATE	07/26/21	FINAL APPROVAL
DATE	07/27/21	FINAL APPROVAL
DATE	07/28/21	FINAL APPROVAL
DATE	07/29/21	FINAL APPROVAL
DATE	07/30/21	FINAL APPROVAL
DATE	07/31/21	FINAL APPROVAL
DATE	08/01/21	FINAL APPROVAL
DATE	08/02/21	FINAL APPROVAL
DATE	08/03/21	FINAL APPROVAL
DATE	08/04/21	FINAL APPROVAL
DATE	08/05/21	FINAL APPROVAL
DATE	08/06/21	FINAL APPROVAL
DATE	08/07/21	FINAL APPROVAL
DATE	08/08/21	FINAL APPROVAL
DATE	08/09/21	FINAL APPROVAL
DATE	08/10/21	FINAL APPROVAL
DATE	08/11/21	FINAL APPROVAL
DATE	08/12/21	FINAL APPROVAL
DATE	08/13/21	FINAL APPROVAL
DATE	08/14/21	FINAL APPROVAL
DATE	08/15/21	FINAL APPROVAL
DATE	08/16/21	FINAL APPROVAL
DATE	08/17/21	FINAL APPROVAL
DATE	08/18/21	FINAL APPROVAL
DATE	08/19/21	FINAL APPROVAL
DATE	08/20/21	FINAL APPROVAL
DATE	08/21/21	FINAL APPROVAL
DATE	08/22/21	FINAL APPROVAL
DATE	08/23/21	FINAL APPROVAL
DATE	08/24/21	FINAL APPROVAL
DATE	08/25/21	FINAL APPROVAL
DATE	08/26/21	FINAL APPROVAL
DATE	08/27/21	FINAL APPROVAL
DATE	08/28/21	FINAL APPROVAL
DATE	08/29/21	FINAL APPROVAL
DATE	08/30/21	FINAL APPROVAL
DATE	08/31/21	FINAL APPROVAL
DATE	09/01/21	FINAL APPROVAL
DATE	09/02/21	FINAL APPROVAL
DATE	09/03/21	FINAL APPROVAL
DATE	09/04/21	FINAL APPROVAL
DATE	09/05/21	FINAL APPROVAL
DATE	09/06/21	FINAL APPROVAL
DATE	09/07/21	FINAL APPROVAL
DATE	09/08/21	FINAL APPROVAL
DATE	09/09/21	FINAL APPROVAL
DATE	09/10/21	FINAL APPROVAL
DATE	09/11/21	FINAL APPROVAL
DATE	09/12/21	FINAL APPROVAL
DATE	09/13/21	FINAL APPROVAL
DATE	09/14/21	FINAL APPROVAL
DATE	09/15/21	FINAL APPROVAL
DATE	09/16/21	FINAL APPROVAL
DATE	09/17/21	FINAL APPROVAL
DATE	09/18/21	FINAL APPROVAL
DATE	09/19/21	FINAL APPROVAL
DATE	09/20/21	FINAL APPROVAL
DATE	09/21/21	FINAL APPROVAL
DATE	09/22/21	FINAL APPROVAL
DATE	09/23/21	FINAL APPROVAL
DATE	09/24/21	FINAL APPROVAL
DATE	09/25/21	FINAL APPROVAL
DATE	09/26/21	FINAL APPROVAL
DATE	09/27/21	FINAL APPROVAL
DATE	09/28/21	FINAL APPROVAL
DATE	09/29/21	FINAL APPROVAL
DATE	09/30/21	FINAL APPROVAL
DATE	10/01/21	FINAL APPROVAL
DATE	10/02/21	FINAL APPROVAL
DATE	10/03/21	FINAL APPROVAL
DATE	10/04/21	FINAL APPROVAL
DATE	10/05/21	FINAL APPROVAL
DATE	10/06/21	FINAL APPROVAL
DATE	10/07/21	FINAL APPROVAL
DATE	10/08/21	FINAL APPROVAL
DATE	10/09/21	FINAL APPROVAL
DATE	10/10/21	FINAL APPROVAL
DATE	10/11/21	FINAL APPROVAL
DATE	10/12/21	FINAL APPROVAL
DATE	10/13/21	FINAL APPROVAL
DATE	10/14/21	FINAL APPROVAL
DATE	10/15/21	FINAL APPROVAL
DATE	10/16/21	FINAL APPROVAL
DATE	10/17/21	FINAL APPROVAL
DATE	10/18/21	FINAL APPROVAL
DATE	10/19/21	FINAL APPROVAL
DATE	10/20/21	FINAL APPROVAL
DATE	10/21/21	FINAL APPROVAL
DATE	10/22/21	FINAL APPROVAL
DATE	10/23/21	FINAL APPROVAL
DATE	10/24/21	FINAL APPROVAL
DATE	10/25/21	FINAL APPROVAL
DATE	10/26/21	FINAL APPROVAL
DATE	10/27/21	FINAL APPROVAL
DATE	10/28/21	FINAL APPROVAL
DATE	10/29/21	FINAL APPROVAL
DATE	10/30/21	FINAL APPROVAL
DATE	10/31/21	FINAL APPROVAL
DATE	11/01/21	FINAL APPROVAL
DATE	11/02/21	FINAL APPROVAL
DATE	11/03/21	FINAL APPROVAL
DATE	11/04/21	FINAL APPROVAL
DATE	11/05/21	FINAL APPROVAL
DATE	11/06/21	FINAL APPROVAL
DATE	11/07/21	FINAL APPROVAL
DATE	11/08/21	FINAL APPROVAL
DATE	11/09/21	FINAL APPROVAL
DATE	11/10/21	FINAL APPROVAL
DATE	11/11/21	FINAL APPROVAL
DATE	11/12/21	FINAL APPROVAL
DATE	11/13/21	FINAL APPROVAL
DATE	11/14/21	FINAL APPROVAL
DATE	11/15/21	FINAL APPROVAL
DATE	11/16/21	FINAL APPROVAL
DATE	11/17/21	FINAL APPROVAL
DATE	11/18/21	FINAL APPROVAL
DATE	11/19/21	FINAL APPROVAL
DATE	11/20/21	FINAL APPROVAL
DATE	11/21/21	FINAL APPROVAL
DATE	11/22/21	FINAL APPROVAL
DATE	11/23/21	FINAL APPROVAL
DATE	11/24/21	FINAL APPROVAL
DATE	11/25/21	FINAL APPROVAL
DATE	11/26/21	FINAL APPROVAL
DATE	11/27/21	FINAL APPROVAL
DATE	11/28/21	FINAL APPROVAL
DATE	11/29/21	FINAL APPROVAL
DATE	11/30/21	FINAL APPROVAL
DATE	12/01/21	FINAL APPROVAL
DATE	12/02/21	FINAL APPROVAL
DATE	12/03/21	FINAL APPROVAL
DATE	12/04/21	FINAL APPROVAL
DATE	12/05/21	FINAL APPROVAL
DATE	12/06/21	FINAL APPROVAL
DATE	12/07/21	FINAL APPROVAL
DATE	12/08/21	FINAL APPROVAL
DATE	12/09/21	FINAL APPROVAL
DATE	12/10/21	FINAL APPROVAL
DATE	12/11/21	FINAL APPROVAL
DATE	12/12/21	FINAL APPROVAL
DATE	12/13/21	FINAL APPROVAL
DATE	12/14/21	FINAL APPROVAL
DATE	12/15/21	FINAL APPROVAL
DATE	12/16/21	FINAL APPROVAL
DATE	12/17/21	FINAL APPROVAL
DATE	12/18/21	FINAL APPROVAL
DATE	12/19/21	FINAL APPROVAL
DATE	12/20/21	FINAL APPROVAL
DATE	12/21/21	FINAL APPROVAL
DATE	12/22/21	FINAL APPROVAL
DATE	12/23/21	FINAL APPROVAL
DATE	12/24/21	FINAL APPROVAL
DATE	12/25/21	FINAL APPROVAL
DATE	12/26/21	FINAL APPROVAL
DATE	12/27/21	FINAL APPROVAL
DATE	12/28/21	FINAL APPROVAL
DATE	12/29/21	FINAL APPROVAL
DATE	12/30/21	FINAL APPROVAL
DATE	12/31/21	FINAL APPROVAL

THE VILLAS AT CANTERWOOD FARM SUBDIVISION
OVERALL PRELIMINARY PLAN
TOWNSHIP OF CONCORD, COUNTY OF LAKE STATE OF OHIO



SHEET NO.
P1.0

EXHIBIT B

Public Infrastructure Improvements

Construction of Fire Station 2

Infrastructure related to the development of the Villas of Canterwood residential subdivision, including but not limited to water and fire protection systems and all appurtenances thereto and fire apparatus, such as fire pumper trucks

Infrastructure improvements to Concord Hills Park

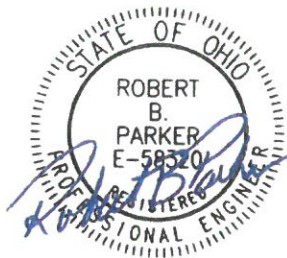
Addition to Town Hall

Exhibit C

Engineer's Certification

As the contracted engineering firm for Concord Township, Civil and Environmental Consultants, Inc. has evaluated the proposed Residential Improvement District for Villas of Canterwood (the 'District'). Pursuant to the evaluation, I certify the following:

1. The project area for the District is less than 300 acres.
2. The project area for the District is enclosed by a continuous boundary.
3. The public infrastructure serving the District, as outlined in Exhibit B, is inadequate to meet the development needs of the District as evidenced by Concord Township's 2004 Comprehensive Plan and the 2015 update to the Concord Township Comprehensive Plan (both adopted by the Concord Township Board of Trustees, and the 2017 Ohio Fire Chief's Association assessment of Concord Township's Station 2.



Robert B. Parker, PE / Vice President
Civil & Environmental Consultants, Inc.
6150 Parkland Blvd · Suite 115
Mayfield Heights, OH 44124

Date: 4-14-2024