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CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

September 6, 2011
7:00 P.M.

TRANSCRIPT OF PROCEEDINGS

ZONING COMMISSION MEMBERS PRESENT:

Morgan McIntosh, Chairman
Richard Peterson, Vice Chairman
Andrew Lingenfelter
Larry Wentz
Frank Schindler

ALSO PRESENT:

Kathy Mitchell, Zoning Inspector,
Zoning Commission Secretary.

MELTON REPORTING
11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

1 CHAIRMAN MCINTOSH: Good evening. I would like to call
2 the Concord Township Zoning Commission meeting for Tuesday,
3 September 6, 2011 to order. We have a few items on the agenda
4 this evening. The first item on the agenda is a site plan
5 review for Application #020 submitted by Mr. Peter Joyce for
6 the construction of a medical professional building at 8007
7 Auburn Road, Parcel No. PPN8A20-10 and located in the Gateway
8 Business District. This application is also subject to design
9 review and approval in accordance with Section 22.06 and
10 Section 37 of the Concord Township Zoning Resolution.

11 And if we have anybody here on behalf of the developer, I
12 would ask you to step forward. Sir?

13 MR. JOYCE: Hi.

14 CHAIRMAN MCINTOSH: State your name.

15 MR. JOYCE: My name is Peter Joyce and I'm
16 applying to build the building and I have Bill Joyce over
17 here. He's going to be doing the construction.

18 CHAIRMAN MCINTOSH: You swear to tell the whole truth?

19 MR. JOYCE: Swear to tell the truth, the whole
20 truth and nothing but the truth.

21 CHAIRMAN MCINTOSH: Thank you.

22 Have you had a chance to review the staff report?

23 MR. JOYCE: Yes, I did, the email.

24 CHAIRMAN MCINTOSH: Okay.

25 MR. JOYCE: Yes.

26 CHAIRMAN MCINTOSH: I see that there is a -- we have
27 quite a few staff recommendations. There is twenty-nine
28 points to address with -- a couple of them have subpoints. So
29 at this point what I would invite you to do is it's up to you
30 if you want to kind of start taking us through there or we can

1 go through them, but I'd invite you to give us some feedback
2 on what you have as far as recommendations or questions you
3 have for us or Kathy.

4 MR. JOYCE: Gotcha. Okay. You want point by
5 point? Is that the best way?

6 CHAIRMAN MCINTOSH: Whatever works for us. Yeah,
7 whatever works for you.

8 MR. JOYCE: All right. Why don't we, so we don't
9 miss anything, I guess, you know, we can get rid of the
10 Creewood Drive reference there.

11 You know, the zoning classifications, we can make note of
12 those.

13 We can -- you know, a lot of these seem to be just how
14 the drawings were presented, so I don't see anything as far as
15 Item No. 3 and 4. Let's see, and 5.

16 6, the traffic flow patterns, do you just need to see the
17 ingress and egress out of the -- out of it?

18 MS. MITCHELL: Yes.

19 MR. JOYCE: Is that -- is that basically it?

20 MS. MITCHELL: Yes.

21 MR. JOYCE: Okay. Then, yeah, we have no
22 problems doing that.

23 CHAIRMAN MCINTOSH: On No. 5, you kind of glanced over
24 that, do you have a clarification for us on what the height
25 is, being 18 or 26 feet?

26 MR. JOYCE: Gotcha. The entire height of the
27 building is 26 feet basically and then -- I'm not misspeaking
28 there, am I, when I say, "26 feet"?

29 MR. BILL JOYCE: No.

30 MR. JOYCE: Okay. And then, let's see, as far as

1 the timetable for the development of the site, that is
2 basically -- we are -- we've gotten drawings, we are going to
3 finalize them, put the costs together. We need to take those
4 costs, present them to the bank. Once the bank says, "okay,"
5 and you guys say, "okay," we're hoping to break ground this
6 fall and we want to move into it the end of May next year.
7 This is our hope basically.

8 CHAIRMAN MCINTOSH: Okay. Do you have an idea when you
9 are going to be getting to your bank? What's your window on
10 that aspect of it?

11 MR. JOYCE: Actually, probably this week or next
12 week we're going to be finalizing the costs. And I've had --
13 I've been talking to the bank and the SBA for multiple months
14 and basically everything is put together. We just need to
15 finalize the costs basically for the building.

16 As far as the future building, we kind of put that on the
17 site plan just as a reference point to show that can be built,
18 because it's kind of an oversized lot for our needs. But at
19 this point in time we are not intending to, you know, start
20 that building up any time soon. We're just a small family
21 practice doctor. We're looking to get into a place that we're
22 going to spend the next twenty-five years at basically is it
23 in a nutshell. And if we expand our own business, we would
24 like to, you know, maybe be able to move in next door kind of
25 thing. That's kind of our thought process there. We won't be
26 occupying the entire structure. We will have one tenant
27 basically at this point in time.

28 Let's see here, we can get the written verification. I
29 don't -- for the sanitary sewers, I've had discussions with
30 the utilities and my discussions, I haven't specifically asked

1 some of those questions, but they've never -- basically
2 they've never given me any hints that there are any issues.
3 We're not a huge water usage. We are not going to be putting
4 in any showers or baths or anything like that, so not a big
5 water usage as far as that's concerned.

6 The signage would probably be off of Auburn Road. We
7 don't -- I'm not sure, I don't think we have enough frontage
8 to be able to do Auburn and 44 even though the property abuts
9 up against both of those.

10 We will have to work on interior parking lot calculations
11 to make sure that that's in compliance, but I don't foresee
12 any problems with that.

13 We can, you know, show you the setback dimensions as you
14 like on 12.

15 Let's see here, yeah, the dumpster enclosure is not a big
16 deal. We're planning on putting that kind of behind the
17 building basically and we can enclose that. That won't be a
18 problem.

19 Let's see here, where am I? And cross-sections of
20 proposed landscaping, does that mean -- is that the view from
21 like if you're standing looking at the property? Is that what
22 you mean by cross-sections for landscaping?

23 MS. MITCHELL: Yes.

24 MR. WENTZ: Yeah.

25 MR. JOYCE: Okay. That won't be a problem. We
26 can get that. We can do the contour lines as you like. Let's
27 see here. And we'll have to -- and part of the landscaping
28 will be along with all those drawings.

29 The 25-width wide landscape strip, that should not be a
30 problem. The parking lot is set back, I don't know the number

1 of feet, but I'm pretty sure it's more than 25 feet at the
2 moment already.

3 We can -- we'll screen mechanical equipment. That will
4 probably be behind the building in that regards, so we'll just
5 put the appropriate screening in there.

6 As far as the south and east walls, what are you exactly
7 looking for in that regards, because neither one of those
8 walls are facing the road exactly? Do you need --

9 CHAIRMAN MCINTOSH: Which Road?

10 MR. JOYCE: Well, it's Auburn.

11 CHAIRMAN MCINTOSH: Yeah.

12 MR. JOYCE: It will be facing Auburn and the
13 property will -- the idea is is we're going to design it
14 almost as if it has two fronts to the building. One will be
15 facing Auburn and one will be facing kind of the interior of
16 the --

17 CHAIRMAN MCINTOSH: Uh-huh.

18 MR. JOYCE: -- property where the parking lot --

19 CHAIRMAN MCINTOSH: Right.

20 MR. JOYCE: -- would be wrapped around the
21 building.

22 MR. PETERSON: Northward.

23 MR. JOYCE: Northward, yes. Thank you.

24 Northward. So I guess the south side, it will be facing a
25 residential -- it's Gateway Business but there's currently
26 single-family home that's -- actually, there are single-family
27 homes located on the other side of the property and the --
28 would be the east side of the building towards 44 is couple
29 more, there are multiple feet before 44 and stuff like that.
30 So do you need more architectural design on that side of the

1 building? Is that --

2 MR. WENTZ: You know, I think what we were
3 striving for is to have the building look consistent.

4 MR. JOYCE: Gotcha. Gotcha. So are you -- my
5 guess is we're planning on putting a wainscote of stone on the
6 front side of the building and so something like that to wrap
7 around or because if we have shutters on the windows, do you
8 want shutters on the backside? Is that what you're looking
9 for exactly?

10 MS. MITCHELL: Do you want me to expand a little?

11 MR. WENTZ: Yeah, go ahead.

12 CHAIRMAN MCINTOSH: Yeah, if you could.

13 MS. MITCHELL: One of the items is facade base
14 treatment, so this base that you carry along --

15 MR. JOYCE: Yeah.

16 MS. MITCHELL: -- is what we're looking to see
17 carried along the side here.

18 MR. JOYCE: Okay. All right. Then that's fine.
19 We can do that.

20 MR. WENTZ: We just don't want it to break all of
21 a sudden.

22 MR. JOYCE: You just don't want to see a wall of
23 vinyl siding is basically it in a nutshell; right? Okay. All
24 right.

25 MR. SCHINDLER: Anything that's exposed to the
26 residents coming by or cars and stuff, it looks the same.

27 MR. JOYCE: Gotcha. Okay. So even though those
28 two sides of the building won't be along the street front or
29 anything like that, I still need to make those changes
30 basically?

1 MR. WENTZ: Yeah.

2 MS. MITCHELL: Yeah, and the regulations were
3 drafted with the thought that there could be a chance at some
4 point in time that there would be some development that could
5 carry behind.

6 MR. JOYCE: Gotcha, okay.

7 MS. MITCHELL: And sometimes you can see very
8 unsightly rear buildings.

9 MR. JOYCE: Gotcha. And fair enough, because
10 maybe some day, I don't know --

11 MS. MITCHELL: Yeah.

12 MR. JOYCE: -- if I will put a building in the
13 back of the lot, I don't know.

14 CHAIRMAN MCINTOSH: With the development of the Gateway
15 District and when you come up 44, you can see some of the
16 properties now that are between Auburn and Crile.

17 MR. JOYCE: Okay.

18 CHAIRMAN MCINTOSH: There are plans and ideas about how
19 this district is going to develop, so --

20 MR. JOYCE: That's not a problem.

21 CHAIRMAN MCINTOSH: -- that idea, I think, while now
22 maybe that's not the issue, at some point it easily could be
23 and --

24 MR. JOYCE: Okay.

25 CHAIRMAN MCINTOSH: -- that's something we have to
26 contend with.

27 MR. JOYCE: And that's not a problem, because,
28 again, we're planning on being here a long time, so...

29 Color -- we can do color elevations and, yeah, earthtone,
30 that's not a problem.

1 Lighting plan is not a problem.

2 Fire lanes, yeah, I want to make sure that there is --
3 that we abide by all those -- all those regulations. I'm not
4 100 percent familiar with those, but we'll make sure we comply
5 with those.

6 And as far as the electric plan, that won't be a problem
7 either, I can't imagine.

8 The Knox Box, I've actually had because we're currently
9 in a building off of Auburn Road and I've talked to the fire
10 inspector about that in the past and he's always strongly
11 recommended that for our current. I can't imagine that being
12 a problem.

13 And I can discuss the number and locations of fire
14 extinguishers.

15 And, yeah, right now we are not planning on going past
16 5,000 square feet, but I would -- what is the adequate radio
17 coverage? Is that to make sure the --

18 MS. MITCHELL: There is a resolution that was
19 passed, I believe it was in '03, regarding buildings over
20 5,000 square feet having adequate radio coverage for
21 transmission, receiving between the fire and emergency
22 services.

23 MR. JOYCE: Okay.

24 MS. MITCHELL: But if you're going to stay under the
25 5,000, he just put that in there so that if you decided in the
26 future to add an addition, we want to be able to take that
27 into consideration.

28 MR. JOYCE: Okay. Okay. That's not a problem.

29 The fire department recommends the fire sprinkler system.
30 I would -- that's not a requirement. Okay. I will probably

1 be skipping that one if it's not a requirement, because I've
2 heard those can kind of bust the budget, especially on a
3 smaller building like ours, but we're definitely -- we're
4 going to have an alarm system for security and fire purposes
5 in there and all the smoke detectors and stuff like that.

6 And then, let's see, as far as the plan conform for the
7 Department of Utilities, I guess that looks like it's just
8 some stuff we need to do with the Department of Utilities,
9 but, again, there is -- don't see anything out of the ordinary
10 that would be difficult.

11 And same thing for Lake County Engineers' stipulations, I
12 think -- "traffic generation report will be required." I will
13 have to figure out how to do one of those, but we'll get it
14 done. And, yeah, I want -- especially with the
15 eighty-year-old ladies pulling in and out of our building, I
16 want them to be able to see what's going on as far as the
17 traffic is concerned, so --

18 CHAIRMAN MCINTOSH: Okay.

19 MR. JOYCE: -- yeah, not a problem. I don't see
20 any problems with that.

21 CHAIRMAN MCINTOSH: Okay. Just to clarify then, as far
22 as with the fire stuff --

23 MR. JOYCE: Yes.

24 CHAIRMAN MCINTOSH: -- the Knox Box, you will be doing a
25 Knox Box or yes or no?

26 MR. JOYCE: If -- don't know how much it costs,
27 to be honest with you. If it -- I don't know if it is a
28 requirement, but I'm all for the fire department, you know,
29 being able to have access to our building. We've had a
30 situation where, you know, the Sheriff was trying to get into

1 our building --

2 CHAIRMAN MCINTOSH: Right.

3 MR. JOYCE: -- and I don't know if they have a
4 key or not, but -- at one point in time, so it never hurts to
5 allow the emergencies to have that kind of access.

6 CHAIRMAN MCINTOSH: I have one at my business. They're
7 not crazy expensive.

8 MR. JOYCE: Okay. Okay. Very good.

9 CHAIRMAN MCINTOSH: Really no problems with any of the
10 points so expressed at this point, they're saying they can do
11 everything, they're comfortable with that.

12 Any other comments from the Board, questions?

13 MR. WENTZ: Only that this certainly is the kind
14 of thing we had envisioned going into this area, so...

15 MR. JOYCE: That's good. That's good. We -- we
16 -- we -- my wife started her practice, it will be five years
17 ago this spring, started with zero patients and we've got over
18 2,000 now and so we're just looking to have our own place to
19 hang out our own shingle basically is it, so we're a
20 partnership in this together basically.

21 MR. SCHINDLER: I have a question. You don't want to
22 put the sprinkler system in? Whereabouts is the first fire
23 hydrant, if any, on that street to accommodate a fire; do you
24 know?

25 MR. JOYCE: I do not know where the fire hydrant
26 is at, to be honest with you.

27 MR. SCHINDLER: And there is water supply down the
28 street; right? I think.

29 MR. PETERSON: I'm sure there is.

30 MR. JOYCE: I would imagine. We're pretty close

1 to -- we're right across the street from Ranpak and I would
2 imagine that they probably have something there.

3 MR. SCHINDLER: The only reason I ask is, and this is
4 just food for thought, in a commercial building, usually if
5 you take steps to do something like this, it saves you a lot,
6 if nothing else, on your insurance for the building.

7 MR. JOYCE: Right, right.

8 MR. SCHINDLER: And if you don't have it and then
9 like takes time, especially if it's burning down with a fire,
10 that's time that's ticking away when your building is on fire.

11 MR. JOYCE: Exactly.

12 MR. SCHINDLER: And, sometimes, you know, a penny
13 saved here unfortunately Heaven forbid something happens
14 later; you know what I mean?

15 MR. JOYCE: Yeah, exactly.

16 MR. SCHINDLER: That's the only reason I bring it up
17 is food for thought.

18 MR. JOYCE: And to be honest with you, I had not
19 put any thought into a sprinkler system prior to seeing this,
20 so it always bears a little research when something like this
21 comes up.

22 MR. SCHINDLER: Well, usually if you do it when it's
23 new, when the building is going up --

24 MR. JOYCE: Much easier to do it then.

25 MR. SCHINDLER: -- much easier than trying to put it
26 in later on to meet code. That's when it becomes expensive.

27 MR. JOYCE: Gotcha. Gotcha. Okay.

28 CHAIRMAN MCINTOSH: I think I would second that as well
29 and say the same thing goes for the alarm, fire alarm if
30 you're going to do a security system.

1 MR. JOYCE: Yeah, we'll have that, yes,
2 definitely.

3 CHAIRMAN MCINTOSH: At least have the fire alarm, so you
4 at least know, even if you don't have the sprinkler system,
5 that you've got --

6 MR. JOYCE: Oh, yeah. The fire alarm to me is a
7 no-brainer, so yeah, we'll definitely be doing that.

8 MR. SCHINDLER: Okay. That's all the comments I
9 have.

10 CHAIRMAN MCINTOSH: Anybody? Rich?

11 MR. PETERSON: You're going to have a physical
12 therapist and a physician there?

13 MR. JOYCE: Yes, that's -- that's the idea at the
14 moment, yeah.

15 MR. PETERSON: Okay. Good. All right. Thank you.

16 CHAIRMAN MCINTOSH: Any other questions? Comments?

17 MR. JOYCE: Terrific.

18 CHAIRMAN MCINTOSH: All right. Thank you.

19 MR. JOYCE: Thank you very much.

20 CHAIRMAN MCINTOSH: Okay. Well, seeing is we had
21 everything pretty much addressed with respect to this, we need
22 to do two approvals or votes tonight, one for site and plan
23 review, so at this time I'd entertain a motion for conditional
24 approval of the site plan. Rich?

25 MR. PETERSON: Mr. Chairman, I make a recommendation
26 we approve the initial site plan.

27 CHAIRMAN MCINTOSH: Second?

28 MR. WENTZ: I second.

29 CHAIRMAN MCINTOSH: Kathy?

30 MS. MITCHELL: I'll call the roll.

1 CHAIRMAN MCINTOSH: Call the roll.

2 MS. MITCHELL: And just for the record, conditions
3 based on the items on Pages 5 and 6 of the staff report, Items
4 1 through 29?

5 MS. MCINTOSH: Yes.

6 MS. MITCHELL: Mr. Schindler?

7 MR. SCHINDLER: Yes.

8 MS. MITCHELL: Mr. Peterson?

9 MR. PETERSON: Yes.

10 MS. MITCHELL: Mr. Wentz?

11 MR. WENTZ: Yes.

12 MS. MITCHELL: Mr. Lingenfelter?

13 MR. LINGENFELTER: Yes.

14 MS. MITCHELL: Mr. McIntosh?

15 CHAIRMAN MCINTOSH: Yes.

16 And we'd also entertain a motion for conditional
17 approval of the design review also subject to the 29
18 recommendations in the staff report on Pages 5 and 6.

19 MR. LINGENFELTER: Mr. Chairman, I make a motion that we
20 accept the application for the design review and approval in
21 accordance with Section 22.06 and Section 37 of the Concord
22 Township Zoning Resolution with the caveat of all the
23 recommendations included on Pages 5 and 6 of the staff report.

24 CHAIRMAN MCINTOSH: Thank you. Do I have a second?

25 MR. WENTZ: I'll second.

26 CHAIRMAN MCINTOSH: Kathy, can you call the roll, please.

27 MS. MITCHELL: Mr. Wentz?

28 MR. WENTZ: Yes.

29 MS. MITCHELL: Mr. Lingenfelter?

30 MR. LINGENFELTER: Yes.

1 MS. MITCHELL: Mr. Schindler?

2 MR. SCHINDLER: Yes.

3 MS. MITCHELL: Mr. Peterson?

4 MR. PETERSON: Yes.

5 MS. MITCHELL: Mr. McIntosh?

6 CHAIRMAN MCINTOSH: Yes.

7 All right. Move onto the second item of business
8 this evening, and it's a work session on the review of
9 permitted uses in the RD-2, research and limited industrial
10 district, as requested by the trustees. And this will be a
11 continuation of our conversation from last month. I believe
12 Kathy prepared some information and also has a presentation
13 for us this evening.

14 MR. LINGENFELTER: Oh, a presentation, wow, fancy,
15 fancy.

16 MS. MITCHELL: Morgan, do you want to talk a little
17 while I warm up the --

18 CHAIRMAN MCINTOSH: Sure. Why don't we take a minute to
19 discuss, Kathy gave us a breakdown of RD-2 District reviewing
20 a couple different -- several different townships and then
21 contrasting it against some of the permitted and conditional
22 permitted use -- conditional uses in the various applications
23 like what we have here in Concord. So I guess we'd open it up
24 to discussion about the information she's presented here if
25 anyone has comments or thoughts with respect to --

26 MR. LINGENFELTER: The only thing -- the only thing that
27 I saw on the RD-2 District review in comparison with similar
28 zoning classifications with the other communities were that
29 even though in some cases they're similar, in most cases
30 they're dramatically different because they have office and

1 other uses included in that description. That was what I see.
2 Now, if you look at each one of those examples, you will see
3 offices, limited industrial; office and industrial
4 sales/service district; you know, office, engineer, medical
5 and research building; you know, office building and research
6 district; office - research park. They all have "office"
7 built in there, where ours is basically, you know, when we
8 built -- when we came up with our designations, we gave a
9 specific classification to R & D and light industrial. We did
10 not include -- there are other zoning classifications within
11 our zoning text that cover office and medical and other such
12 uses, so it's difficult to -- when you look at how much of
13 their uses are permitted and the things that they put in there
14 and you look how limited ours is in comparison, I think one of
15 the primary reasons is because we don't allow for the vast
16 majority of those uses. Those uses are considered under
17 Gateway Business and, you know, Special Interchange and, you
18 know, those designations versus the -- you know, the RD-2. So
19 that was the only -- I didn't really, and this is not -- this
20 is certainly no commentary on the work that Kathy did, but I
21 didn't find this particularly helpful, because it just didn't
22 really -- to me it was a kind of an apples and oranges
23 comparison with what we have versus what these other
24 communities have.

25 MR. WENTZ: The ones I'm familiar with, office is
26 an important use --

27 MR. LINGENFELTER: Right.

28 MR. WENTZ: -- in those areas.

29 MR. LINGENFELTER: Yeah, it just seems like it really
30 throws a lot of extra things in there that we just don't allow

1 for because we allow for those uses under other designations.
2 So, you know, unfortunately that puts us at a disadvantage in
3 comparing our Light Industrial or our Research and Limited
4 Industrial zoning classification with what other township --
5 you know, other townships in the area are doing. That was the
6 only observation I had.

7 CHAIRMAN MCINTOSH: I think that's a good point. In my
8 view of things sort of, you know, we're looking at -- we're
9 looking at some requests we've had in the district and taking
10 a look at that. I mean, I was reviewing the comprehensive
11 plan and I definitely saw that. We seem to be fairly slim in
12 what we're permitting. We seem very restrictive when you
13 compare. Like you said, their uses are much more broad for
14 their classification and that was definitely something I
15 noticed, that we were much more strictive.

16 MR. PETERSON: But we don't have the word "office"
17 in here, but we permit offices in the first two categories,
18 professional office and medical and dental are permitted even
19 though they're not in the heading.

20 MR. WENTZ: Right.

21 MR. SCHINDLER: So are you saying then, I'm trying to
22 read into this, that maybe we should be broader in ours
23 possibly?

24 MR. LINGENFELTER: Well, that would be my point. Then
25 to that point is that if we are going to try to be more like
26 surrounding townships and other communities around in our
27 area, then I think we need to decide do we want to really
28 continue down the path of having the RD -- you know, the RD-2
29 designation or do we want to morph it into something else,
30 whether we just scrap the RD-2 and roll in some of the RD-2

1 uses into a more appropriate, maybe the Gateway Business
2 District or do we take a lot of the BX and RB -- and GB uses
3 and move them over into the the Research and Limited
4 Industrial. That I think is something we need to discuss, as
5 far as which would be the best path.

6 You know, I think personally if we're really -- if we
7 really want to move in this direction with regards to adding a
8 lot of these additional uses and put them in as conditional,
9 which would be my preference, or permitted uses under the RD-2
10 classification, would be then -- then why even bother having
11 an RD-2 classification anymore? My opinion would be we would
12 just roll it into Gateway Business or BX because that's pretty
13 much the concentrated area of where this uses would be anyway.

14 CHAIRMAN MCINTOSH: I think that's an interesting point
15 and when you consider the -- I think the comprehensive plan,
16 which is -- I forget when that was done.

17 MS. Mitchell: 2004.

18 CHAIRMAN MCINTOSH: Okay. So it's been a few years and
19 we've had the changes in the economy since then, with respect
20 to I know the Trustees have been approached about a couple of
21 projects and we're considering this based on actual activity
22 and people saying to us that, "Hey, we would like to be" --
23 can you either remind me from last month or if we didn't
24 discuss it specifically why this district is being looked at,
25 whereas some of the other uses are -- I mean, I'm trying to
26 address Andy's point in the sense of are we looking to put
27 something in here where it's not desirable to be anywhere else
28 in the township or why are these people targeting this
29 specific area where we're kind of running into this block
30 that's causing us to look at making this change? What's the

1 context of all this?

2 MS. MITCHELL: Well, I guess there is a couple
3 points to be made. As far as why they're targeting this
4 particular area, the one -- the one item for sure is there is
5 the most available land area and the most generous amount of
6 space with blank everything, I mean, whereas in the GB you
7 definitely have land area available, but there are some clear
8 restrictions as far as how much you can put without
9 consolidating a lot of parcels, demolishing a lot of
10 buildings, whereas the RD-2 is green land, there is nothing
11 there, it's ours for the -- ours for the designing, if you
12 will. And when we -- you know, we've really -- looking back
13 at the time table, you know, we had the 2004 plan, which
14 started back in 2002 discussing, and the importance of keeping
15 this RD-2 district, this research office, light industrial and
16 I caution using that light industrial term because when you
17 look at what's in there, you've got the Ranpaks and the
18 Pressure Technologies and Cometics and the Ricercas where you
19 don't know they exist. They are just quietly operating.
20 Yeah, they have a few -- a few noise issues, but very minor
21 and that's what you want for a light industrial use, as
22 opposed to our manufacturing district, which is the heavier --
23 heavier uses.

24 So when we talked about that and when we talked about the
25 business corridor in '07 and '06, preserving that RD-2 concept
26 to stir and spur more of that research office, executive
27 office, headquarters concept, and then even we, as a small
28 group, even when back when George Norman was on the Board, we
29 got together and talked about -- one trustee, a member of the
30 planning commission, myself, George talked about do we -- are

1 we ready to tweak the '07 changes and we said no, you know, we
2 need to give this a little more time to see if anybody is
3 going to take a stab at it. In the meantime we continued to
4 get inquiries as to what else can we put in there. And
5 everyone's -- you know, again, the more common being is
6 residential care facility concept, daycare is another concept,
7 and so we said, "Let's sit tight." And then more recently
8 we've gotten even further with more inquiries and requests.
9 Yes, we have other zones where it's available, but being this
10 that is the area with the most available land, 181 plus or
11 minus acres, and we have the smallest number of available
12 uses, do we need to re-examine? And I don't think, and I
13 don't want to speak, you know, completely for the Trustees,
14 but I don't think they want to do away with the RD-2. I think
15 we did talk about it at one point. We don't want to eliminate
16 it, but do we redefine it or just sharpen it up?

17 And I guess to -- Andy, to your point, in doing this
18 exercise, this was a very interesting exercise, because I kind
19 of felt like, and I talked to Morgan about this, at the end of
20 the meeting everyone was a little uncomfortable and so rather
21 than just dive in and write some text, I thought, "Well, okay,
22 let's take another step back and just talk about this a little
23 bit and pick up other uses." And so Bruce and I went on a
24 field trip and we went to an area, and of course we're never
25 going to be exactly like any one of these communities, but
26 just as an idea, and I will say in looking at these other
27 communities, I was careful in what I selected because yes,
28 they also have -- in each community they also have other
29 districts that are similar to our GB and maybe our BX, the
30 wholesale -- you know, the Wholesale District, but they also

1 had this district. So I was pulling from their zoning
2 districts that I felt resembled either what we have or what
3 we, I think, are trying to work towards with all this
4 available land.

5 And Beachwood came to mind when we had some conversations
6 with the planning commission staff and some conversations in
7 house, they have that new -- brand-new Ahuja Medical Center.
8 Okay. We have UH, we have TriPoint, so there's those
9 similarities there. They have such a great opportunity for
10 development, we have such a great opportunity. Okay. So take
11 that. What's doing well for them? Obviously they have a
12 wonderful revenue in Beachwood. Let's look at that.

13 So we took some photos and it really seemed, the more and
14 more I got into it, I thought, "Well, Beachwood in particular,
15 really they're -- this Office Building and Research District
16 really seemed to resemble, at least in my mind, what it seems
17 like we're trying to reach with development and, you know,
18 wanting those headquarters." We're not getting the industrial
19 calls like maybe we originally anticipated. And so do we get
20 a little bit more flexible with some of the other uses that we
21 talked about?

22 So let me show you a couple of photos and it will maybe
23 put it into -- I'm sure all of you are familiar with that
24 area, but when you just really drive around the streets, it's
25 kind of helpful to see. So here's the new Ahuja Medical
26 Center, which is quite -- quite a nice designed building and
27 very similar obviously to ours with the curvature of the
28 building. And right in that same parking lot, you look to the
29 south and there's the Marriott hotel within a very short
30 distance of that facility. And this is the light going out of

1 the facility onto Richmond Road and right across the street
2 you have Eaton's world headquarters being built, which is just
3 an incredible large facility and this building, which --
4 whoop, sorry, let me go back here. There is the Eaton
5 headquarters. This street isn't truly a public street yet,
6 but here is the world headquarters and then it's also an
7 access to their Lifetime Fitness. And if anybody has seen
8 this facility, it's pretty amazing how large of a facility it
9 is. Now, granted, they have a higher population that they're
10 dealing with, but we had talked about the health spas and the
11 sports clubs as an idea. This -- this parking lot was packed
12 and it was 10 or 11:00 on a Friday. They have an outdoor pool
13 and this is again right across from the Ahuja Medical Center,
14 you've got the Eaton, so providing services for residents and
15 employees that are coming into, not even completely there yet
16 in the corridor.

17 This is really sensitive. This a new laptop, so I
18 apologize. This is just up the street from that. It's Park
19 East, if you're familiar with where Park East is. Now, that
20 zoning district changed, but, again, I kind of got that feel
21 of where we have our overlap of GB and the RD-2 right next to
22 each other. This is a residential rehabilitation center and
23 right behind it is a center for dialysis care that's right
24 behind it. And, again, this is in the middle of offices,
25 hotels, medical facilities. Right across the street from that
26 is the Embassy Suites hotel.

27 And this is to give you a perspective. You've got the
28 Ahuja Medical Center in the backdrop. It's right around the
29 corner from this rehabilitation center.

30 Now, getting away from that and getting up to this Office

1 Building and Research District that they have, if you go
2 further north on Richmond just past Chagrin, you have -- it's
3 this -- all this area in here. If you're familiar, this right
4 here is the Moxie restaurant, this is Developers Diversified.
5 All of this area is what they consider to be their Office
6 Building and Research District.

7 So we went in there. Gosh, this is supersensitive. Come
8 on. Now, I think these buildings, these were older buildings
9 that start right behind Moxie. I want to say that these
10 probably were there maybe before that district was created. I
11 thought it was interesting, though, because every community
12 has this where they try to capture existing facilities and
13 incorporate them into a district, but in this case they
14 incorporated it into that zone. And you have a bunch of
15 services. You have, again, medical services, you have the
16 restaurants, you have dental, you have certified public
17 accountants, health center, and it works. It seems to be a
18 nice compliment even just from a physical standpoint when
19 you're looking on the corridor. It's obviously much smaller
20 in scale, but with all the land that we have, you could see
21 something like that, a multi-tenant facility being created or
22 you can even compare it to the existing Normandy Parkway
23 building, something that we already have in place in the
24 Gateway.

25 But just to show -- all we were trying to do is show that
26 relationship of these newer, larger office buildings. And
27 this is Developers Diversified. This is right next to the
28 Moxie and there is a family medical center there. And then as
29 you travel north, this again is another existing use, this
30 Baldwin Wallace College-Eastern Campus. This is there. It's

1 not -- it's no longer a permitted use, so it was an existing
2 condition I think they were working around. But we have that.
3 We have those kind of uses all the time.

4 So then you have an Ameritrade behind that. This is the
5 entrance to Science Park Drive. This is northernmost end of
6 that district and then this leads into the corridor with their
7 offices. We've got the Cleveland Clinic in the back, which,
8 you should all, of course, be aware with the view from 271.
9 Bank of America is back there and it's very nicely situated
10 with the landscaping that they've done. And, again, if you
11 visualize that, you can see all this at some point happening
12 there. This is Aleris. This is light industrial, but similar
13 to, you know, our light industrial facilities. You really
14 don't notice that on the outside. It's just -- it's a very
15 nicely done office building.

16 And then we went up to Mayfield Heights and Landerbrook
17 Drive and Landerhaven. We briefly talked about that. Again,
18 these were similar districts. They had a couple of districts
19 I was playing with. One was truly an Executive Office
20 District and then they had -- Landerbrook is an Executive
21 Office District and then the Hillcrest Corridor is their
22 Office, Engineer, Medical and Research Building District. So
23 this is Landerbrook and this is one of the buildings there.
24 They have another school, a Wesleyan University, University
25 Hospitals, a professional office building, then you have a lot
26 of land available, but in the back is Champs, J Alexander's, a
27 dental office building, post office. Across the street you
28 have University Hospitals again, another mixture of office
29 buildings that are nicely situated in the back.

30 And then as you go up towards -- I'm forgetting the name

1 of the street. Oh, this is Allen-bradley, but this is by
2 Landerhaven. This is also in their executive --

3 MR. LINGENFELTER: Parkland.

4 MS. MITCHELL: I'm sorry?

5 MR. LINGENFELTER: It's Parkland Drive.

6 MS. MITCHELL: Yeah.

7 MR. LINGENFELTER: It's at the end -- it's at the end of
8 Parkland Drive.

9 MS. MITCHELL: So you have Rockwell Automation.
10 Again, it's very nicely buffered. It's a very secluded
11 campus. You can't even go onsite without being questioned.
12 Right across the street from that is a Kindercare. And,
13 again, just the visual of the way it's situated and I think
14 that our design and landscaping guidelines will achieve that.
15 And right around the corner is Landerhaven, the banquet hall,
16 which is obviously very well known. It's a bit tired, but
17 it's still heavily used. And right next door is an extended
18 stay hotel.

19 Then we go into the -- what is, again, their --
20 Mayfield's Office, Engineer, Medical and Research Building
21 District, it's a bit of a mouth. If you haven't seen the
22 Hillcrest expansion, it's quite spectacular. This is right
23 next door, a residential care facility, a health facility.
24 I'm not sure if the technical term is a nursing home, but it's
25 in that -- the list of licensed healthcare facilities and
26 that's another view of it, which again is directly adjacent to
27 the hospital. And there is our Capital Parkway.

28 So taking all of that, it seemed to provide, I guess in
29 my mind at least, maybe an idea of what we're trying to work
30 for. I certainly wasn't expecting us to tag along to all

1 these uses, but certainly in looking at Colerain and Liberty,
2 they were extremely generous with what they allowed, even
3 though they had other districts like neighborhood business
4 district and retail districts, they still had -- they had a
5 ton of institutional districts which -- uses in these
6 districts, which I think that's not necessarily what we're
7 trying to achieve, but again just comparing it across the
8 board, a bit more flexibility than what we have now.

9 So I also provided the purpose statements of those
10 districts just to give you a further comparison and I did the
11 table based on the uses we talked about at the last meeting,
12 which were four uses, a child daycare center, membership
13 sports fitness clubs, residential care facility, and then the
14 accessory retail in association with a permitted or
15 conditional use.

16 MR. WENTZ: I'm not upset by having similar but
17 different districts. I mean, if we have something to sell,
18 the customers out there will define the character of each one
19 of these as they see where their business or their entity best
20 fits, what they like, so maybe we have to be a little more
21 customer oriented there.

22 CHAIRMAN MCINTOSH: I find -- I agree with that. Again,
23 I'm at that point where I think we're getting inquiries of
24 things that seem reasonable to add to that district and, you
25 know, we haven't seen some of the development I think it seems
26 like we're looking for in the comprehensive plan, so I think
27 having considered what Andy said and taking a look at
28 everything, I feel comfortable looking at a couple of things.
29 I certainly don't -- it's been a good exercise to look over
30 this, but I'm not very comfortable going forward with a huge

1 just opening up of the district, but adding a few of the
2 things specifically that have been requested. It seems
3 reasonable to consider that in my mind. Being that we've had,
4 you know, a turn of economic events, we've seen a big slowdown
5 in development with respect to if we've got people looking to
6 come in here and do stuff, that seems for me hard to say, "No,
7 we're not going to do that or we don't want -- we're going to
8 stick to our plan that's a number of years old." I would
9 definitely be in favor of looking -- looking at adding a
10 couple things here that could get the ball rolling, so to
11 speak.

12 MR. LINGENFELTER: Let me ask you a question, Rich. How
13 big is Astro? What's the size of your facility?

14 MR. PETERSON: 142,000 square feet.

15 MR. LINGENFELTER: What's the acreage, do you know,
16 approximately?

17 MR. PETERSON: Thirteen.

18 MR. LINGENFELTER: Thirteen acres?

19 MR. PETERSON: Yeah.

20 MR. LINGENFELTER: What about your facility? What do
21 you have? How big is your facility?

22 CHAIRMAN MCINTOSH: 12,000 square feet.

23 MR. LINGENFELTER: On what, couple acres?

24 CHAIRMAN MCINTOSH: I have no idea. It's not my
25 building.

26 MR. LINGENFELTER: Okay. See, my point is in this
27 consideration is that yes, there is a lot of open space there,
28 but if you're going to attract light manufacturing, I would
29 consider Astro a good example of light manufacturing or light
30 industrial, R & D, you need large pieces of property. Okay,

1 you're going to need sixteen, twenty acres to put parking and
2 facilities and the building and everything else to go along
3 with it. You start taking up choice pieces of property along
4 this area and it starts to minimize the ability of a
5 reasonably-sized manufacturing facility of ever coming in,
6 because then there are going to be size restrictions to the
7 amount of acres that's going to be available; okay?

8 I happen to be -- I've been in businesses and such that I
9 have spent a lot of time in the Beachwood, Chagrin Boulevard,
10 Landerhaven, Landerbrook area for a long time, many -- twenty
11 years; okay? That's been there a long time. A lot of those
12 facilities, a lot of that stuff off the exit on what is it,
13 Enterprise or what's right off the 271 there where all those
14 -- where P. F. Chang's and you know --

15 MS. MITCHELL: That's Chagrin.

16 MR. LINGENFELTER: Yeah, that's been there -- that's
17 probably been there for fifteen or twenty years and it's taken
18 a long time for that to develop; okay? Same thing over on
19 Landerbrook. You've got Rockwell Automation went in there
20 probably ten, fifteen years ago; Parker Hannifin built their
21 world headquarters in there; and now on the flip side of 271
22 you've got Eaton Corporation putting their world headquarters
23 in. To me the big difference is is that's 271 and Beachwood;
24 okay? That's centrally located to Cleveland. Most people can
25 commute from the near west side or from the south,
26 southeastern, southwestern suburbs to those locations without
27 too much of problem. Concord Township, on other hand, is
28 forty miles, thirty-five miles outside of Downtown Cleveland
29 on 90 period. There is no other access to this area. I think
30 that's one of the reasons we have had such a slow development

1 process from bringing in manufacturing and other large
2 employer-type uses, because, quite frankly, 44 is a long way
3 out from Cleveland. There is not -- you know, people that are
4 going to commute here are not going to commute here from
5 Lakewood and Rocky River and the downtown area and Twinsburg
6 and Solon and Hudson, where Chagrin Boulevard is a
7 twenty-minute ride from all of those locations, twenty,
8 twenty-five minutes tops; okay? You come out to Concord
9 Township and now you're looking at restrictioning yourself to
10 maybe the eastern suburbs of Cleveland as a reasonable commute
11 to get to a facility that's going to be out here. That's why
12 I've always seen that in my years of experience with, you
13 know, dealing with Concord Township as an inhibitor to
14 companies locating out here is it's just not very commutable
15 on a whole to get to.

16 And so, you know, although a lot of these, you know,
17 grand schemes I think are great ideas and there's a lot that
18 -- I don't think that's coming our way for a long time just
19 simply because there is still a lot of those opportunities
20 along the 271 corridor that companies can locate to. They can
21 attract -- you have to look at employees. Where are you going
22 to recruit from; okay? And you start to put these facilities
23 out here in Concord Township, that really inhibits where your
24 employees are going to come from, because you're not going to
25 attract talent from the west side of Cleveland and drive to
26 Concord. They're not. They're going to have to relocate to
27 consider that and that's where I think if you look at 271 and
28 Chagrin Boulevard, it's a prime location from a central
29 location to Cleveland in general. You've got 480 just to the
30 south, you've got 271, you've got 77 not that far away. I

1 mean, it's really -- it's kind of in an interesting area.

2 And it's taken -- and it's taken those areas a long time
3 to develop. I mean, those areas over there off of Landerbrook
4 and Landerhaven and all those professional areas over there
5 have only really taken off in the last handful of years. That
6 stuff has been there for a long, long time.

7 I mean, we're in the same boat and my concern is we start
8 to pieces part out some of these parcels in this nice open
9 space area that we have for light industrial, then we start to
10 really inhibit the opportunity of attracting the possible
11 Astro of somebody of that size, because then they are going to
12 want to move out here and there, quite frankly, isn't going to
13 be the space.

14 And I think Morgan brought this up the last time when we
15 talked about it, and I think that, you know, Morgan made a
16 great point, we're in such a downward trend right now with
17 regards to development, especially in the commercial and
18 industrial side, that do we want to just for the sake of
19 getting some things going start creating some uses in this
20 district that cause some longer term problems because we
21 jumped the gun a little bit? Do we -- would it be -- would it
22 make more sense to take a cautionary approach, wait and see
23 what happens with the existing zoning the way it is and let's
24 see what happens once the economy starts getting better and
25 then I think we would be in a better position to judge before
26 we start allowing, you know, just real specific uses in there
27 that could potentially cause issues from a long-term
28 development standpoint? And then we're going to have no
29 choice but to move forward with adding all these other uses in
30 there so we can try to get it developed, because, quite

1 frankly, bringing in a decent-sized manufacturing, light
2 manufacturing or R & D operation is probably going to be --
3 probably isn't going to happen.

4 Well, that's my -- those are my thoughts.

5 MR. WENTZ: I know what you are driving at, but,
6 on the other hand, are we really talking about changes,
7 anything that's really opening this up to all sorts of things?
8 Office building or two is not the same as -- using it the same
9 as commercial districts and from what you've seen of these
10 others, there is a wide variety to the types of office
11 buildings you can imagine and I think some of them will want
12 to be in very commercial areas where there are restaurants and
13 others won't. So I guess I would argue, let's have some
14 flexibility and don't be confined about it. And some offices
15 may even disappear. One of our sons works for a big company.
16 He doesn't have an office.

17 MR. PETERSON: I think to Andy's point, we probably
18 can't compete with the 271 corridor, but I think we can
19 compete with like Tyler Boulevard in Mentor, which is mostly
20 an eastside workforce. It's a lot of industrial and light
21 industrial, some mixture there, and I kind of agree too, not
22 giving away too much of the land right now at this point in
23 time. There are some services when you look at these like
24 restaurants or fitness centers that might attract businesses
25 because they are here within some moderation, because even an
26 extended stay hotel, if you have a company who would be
27 bringing in people from all over the world to an office
28 meeting, they need a place to stay while they are here for a
29 week or two, so that could have some benefit there if you can
30 attract that.

1 It's kind of like the chicken and the egg where if you
2 get the companies, they are going to want the services, but do
3 you put the services there without the companies. I don't
4 know. But flexibility to some extent might be positive in
5 getting that to develop at least to the extent of a Tyler
6 Boulevard type of thing in Mentor as opposed to the big one
7 in 271.

8 MR. WENTZ: Right. We're not going to be like
9 271.

10 MR. PETERSON: Right.

11 CHAIRMAN MCINTOSH: I agree and I think -- I think your
12 analogy of Tyler is a good point, because I think we're
13 already seeing a migration of Mentor residents into Concord
14 and the possibility of maybe seeing some migration of the
15 business as well. I certainly hope that doesn't mean it's
16 just a migrating of everybody from Mentor to Concord, but
17 hopefully we will be growing Lake County.

18 But I think with respect to looking at a couple of
19 conditions, we're looking at a couple uses here and I think
20 what you're saying, Kathy, on this table of uses that you
21 provided where you've marked a couple things, which was the
22 things that you dropped into the RD-2, which was conditional
23 use of child or adult daycare center, you indicated a permit
24 or conditional use of a fitness or sports club and conditional
25 approval of a residential care facility and then finally
26 retail in association with a permitted conditional use, you're
27 saying that's the result of what you took away from our last
28 work session, so this is what it would look like if you sort
29 of went along that track?

30 MS. MITCHELL: Yes.

1 CHAIRMAN MCINTOSH: Okay. So to sort of take this
2 conversation that we had into this, I think you heard some
3 good points about not arching up our district too much, but
4 you we also had some comments about, "Hey, we could definitely
5 look at a couple things here." What's the conversation about
6 what we sort of talked about last month, looking at this now
7 and what Kathy proposed? What are the discussions around
8 these changes?

9 MR. SCHINDLER: I would like to stay and keep things
10 just like we have, but add these two to the district
11 personally. Mainly because, here again, we've got -- well,
12 you bring up these things about, you know, 271 and those
13 industrial areas, they're mamouth down there. They have great
14 access to them. If you've ever been to areas at rush hour in
15 the morning and at night, it is a zoo out there and we are a
16 small community and we're also going to be a small community.

17 MR. WENTZ: It's almost as bad as 44.

18 MR. LINGENFELTER: Not quite. It's close.

19 MR. SCHINDLER: Not quite. It's close. If we put
20 these in here to help nurture these companies, I like this
21 kind of flexibility, I'm all for it. But to try to go into a
22 big brainstorm of, "Wow, we're going to change the whole
23 township," I don't want to see us do that. We are a township,
24 we're always going to be a township. There is a lot of things
25 we can offer, services, that these other communities can't out
26 there in Beachwood and everything. That would enter in more
27 down the road later if you opened up so much to these
28 companies.

29 MR. WENTZ: I don't think we're really saying
30 different things. What I'm talking about is being a little

1 more customer oriented to allow a little more flexibility --

2 MR. SCHINDLER: Exactly.

3 MR. WENTZ: -- than we have.

4 MR. SCHINDLER: Exactly.

5 MR. PETERSON: And maybe provide some of the
6 services that these customers would want if they were to move
7 out here.

8 MR. SCHINDLER: Exactly. That's my view.

9 CHAIRMAN MCINTOSH: When you look at the chart here, the
10 most restrictive of the three -- of the six that Kathy has
11 prepared, if you look at it, the most -- we mirror more cities
12 than we do townships in regard -- we're the most restrictive
13 of everything she's presented here and the three that are more
14 restrictive are actually cities and the ones that are most
15 permitted are townships. So we are actually a sharp contrast
16 to townships. We are behaving more like a city. I'm not
17 really sure what that means, but I just realized that we were
18 actually being much more restrictive than other townships by
19 far. Even if we add these, we are much more restrictive.

20 MS. MITCHELL: Colerain is a progressive township
21 that's down in Cincinnati. We like to look at them a lot
22 because they are constantly re-examining themselves and they
23 are not stale, if they will. That's why I like to take a look
24 at them. Again, they have a lot of institutional. It's not
25 necessarily what we were trying to achieve, but I don't want
26 us to sell Concord short. I feel like it's not a good
27 marketing tool to say, "We're going to stay small." We want
28 to be inviting to people. And you have -- you have the
29 Progressives of the world in Mayfield Village. They have
30 employees coming all the way from Akron, Macedonia. They

1 drive an hour to commute. And it's Mayfield Village, which I
2 would think we're pretty comparable to a Mayfield Village.

3 So I don't think that the possibility of seeing employees
4 come from far, I don't think that that's unlikely. I
5 certainly don't think we would be a Beachwood, but to at least
6 achieve more of the generous tax base and to think that we
7 could get some employees, I think again to entice the
8 employees, what's the quality of life that we want, what is
9 that enticement?

10 MR. SCHINDLER: Well, I know usually upper management
11 of these companies that move in, they want to be in a nice
12 area. They want to be exclusive to themselves and be in a
13 community like ours. Because you can see the people who move
14 out here to go into work every day, if you try to get on 90
15 around 7:00 in the morning, I mean, there is people coming by
16 the thousands heading into Cleveland. If they live out here,
17 they would probably love the opportunity to work out here too,
18 so they don't have to go as far. As long as we can provide
19 them with the services that they like, they're going to stay
20 -- they're going to come out here no matter what. Nobody
21 likes going to the innercities anymore or anyplace, because,
22 like I said, because it gets congested. They spend more time
23 traveling than they do working.

24 So if we can maintain the character of our township but
25 still encourage by giving a little bit more flexibility,
26 that's what I would like to see.

27 CHAIRMAN MCINTOSH: How would we -- Rich, do you have
28 any more?

29 MR. PETERSON: I was just going to ask, Colerain
30 Township, Kathy, how do they figure populationwise?

1 MS. MITCHELL: Connie, do you know?
2 MS. LUHTA: I don't know, but they are one of the
3 big ones.
4 MS. MITCHELL: They are. I don't think that much
5 bigger than us.
6 MR. PETERSON: Bigger than us?
7 MS. MITCHELL: They are probably a little bigger.
8 MS. LUHTA: Comparable.
9 MS. MITCHELL: Yeah.
10 CHAIRMAN MCINTOSH: Getting back to the proposed amended
11 change table of uses, any comment about leaving things on,
12 taking something off? I think if I recall our conversation
13 last month and hearing what I heard tonight, I don't think
14 anyone wants to add anything to this list. Anyone want to see
15 anything added here?
16 MR. PETERSON: On the overall list?
17 CHAIRMAN MCINTOSH: On this, the proposal here. Kathy
18 has added four.
19 MR. PETERSON: I was thinking in terms of anything
20 that would make it more attractive to draw in and target
21 people that were trying to come into this development and that
22 might be more than this four. I mean, I don't think we have
23 restaurants here, but when I saw the Champs restaurant kind of
24 tucked into that industrial park, it kind of makes sense.
25 MR. SCHINDLER: You're also talking about when you
26 have other countries, people coming in, that visit, facilities
27 like that --
28 MR. PETERSON: Extended stay.
29 MR. SCHINDLER: If anything, I'd probably like to see
30 added to it maybe would be hotels, motels, you know, because

1 now we have the big medical center here now, I don't know how
2 much occupancy our current hotel we have here sees. Maybe
3 this would be something we should permit in there so that can
4 accomplish and help sustain people that would be coming from
5 other countries, for example, for training, for visiting, all
6 kinds of stuff. They need places to stay. They can stay here
7 locally rather than going someplace into town to say because
8 we just don't have enough facilities.

9 MR. PETERSON: And there is an extended stay down on
10 Heisley that Mentor uses down along Route 2.

11 MR. WENTZ: Right.

12 MR. PETERSON: That type of thing might make sense.

13 MR. SCHINDLER: It might make sense to add to that to
14 help support.

15 MR. PETERSON: And I think the fitness club, the
16 fitness center makes sense, the daycare certainly makes sense
17 and those are on the list.

18 MR. SCHINDLER: Yes.

19 MR. LINGENFELTER: Well, if I'm not mistaken, most of
20 these additions were basically targeted directly to specific
21 areas of interest of people who were interested of putting
22 these types of facilities in. So the additions are basically
23 primarily addressing requests.

24 MS. LUHTA: 60,000 population of Colerain
25 Township.

26 MS. MITCHELL: They are significantly larger.

27 MR. LINGENFELTER: How many?

28 MS. MITCHELL: 62,000.

29 MR. PETERSON: So the only one that's really not
30 marked on here that could make sense at least a conditional is

1 restaurants if it made sense to someone to grab lunch in one
2 of these developments.

3 MR. SCHINDLER: And make it conditional use because
4 this way here we have some control and we can see whether it
5 makes sense or not, you know.

6 CHAIRMAN MCINTOSH: I guess the only comment I'd have on
7 that is we have that in the Gateway and we have it in the
8 business or BX, which it's all right there too.

9 MR. LINGENFELTER: See, you know, I'm going to go back
10 to this again, I think. The thing that bothers me the most
11 about this is I think that if you would put residential care
12 facility, restaurants, child or daycare centers and retail
13 association with --- well, I'll let that one slide, retail in
14 association with a permitted conditional use when conducted
15 only from within buildings, but sports fitness club,
16 residential care and child adult daycare center, then we need
17 to do something about RD-2, because it's no longer research
18 and limited industrial at that point. It just isn't, doesn't
19 fit.

20 CHAIRMAN MCINTOSH: I'm not really in favor of
21 restaurants and hotels. I was more interested in addressing
22 some of our concerns about the care facility being in
23 proximity of the hospital, around the corner. I certainly see
24 that as a building that would be a chunk of land that would
25 fit in there. I was thinking very conservatively adding this
26 use.

27 MR. LINGENFELTER: See, to me I think that if we're
28 going to do this, if we're going to allow these uses
29 conditionally into the RD-2, then it's no longer RD-2 and I
30 would rather -- I would rather as a zoning commission

1 undertake the effort to either morphing the RD-2 uses into
2 another designation or vice versa or morphing some of the
3 other designations into the R2-D and melding them into a
4 different zoning classification. I'm sorry, I just don't
5 think a child or adult daycare center and sports and fitness
6 clubs belong in a zoning classification of research and
7 limited industrial. They just don't fit. We have other
8 designations that this would fit into. We can put those in
9 there, but I don't think that we can as a board continue to
10 keep -- to call that zoning classification research and
11 limited industrial. They just don't go together. We need to
12 come up with another -- we need to come up with another zoning
13 designation if we're going to -- and I am not at all opposed
14 to adding these things into this area, but I think if we do
15 this, I think then we should change -- we should get rid of
16 RD-2, because, quite frankly, RD-2 is no longer RD-2. It's
17 now something else. It's not RD-2, it's RD-2 plus, so we need
18 to call it something else, whether it's a commerce district
19 or, you know.

20 MR. WENTZ: Well, that may be true. I would view
21 these things as still being support uses or what we visualize
22 as the overall general use to RD-2.

23 MR. PETERSON: I think that's what Andy's getting at
24 is I suppose if you look at the Gateway Business District,
25 most of these things we're talking about could fit in there to
26 a greater extent in that area, which is right outside the main
27 industrial zoned area. They could be there if they're large
28 enough and if they're attractive enough to the people who
29 build those kinds of facilities. I know those two corner lots
30 I believe are both are GB, big corner lots going into Capital

1 Parkway.

2 MS. MITCHELL: They're still GB.

3 MR. PETERSON: So they look like they would almost
4 be large enough for a hotel on each corner there. I'm not
5 sure, but they're pretty large lots there. The two corners
6 would be a natural place to put an extended stay hotel and
7 it's already zoned for that.

8 MR. WENTZ: And the recommendation we have here
9 does not include that in the RD-2.

10 MR. LINGENFELTER: Well, the other thing too is we have
11 a purpose statement, don't we, for every zoning
12 classification?

13 MS. MITCHELL: Uh-huh.

14 MR. LINGENFELTER: I don't think that purpose -- you
15 know, this is what I'm saying, it's not going to be consistent
16 with what we have in place; correct? Do you have the purpose
17 statement handy, Kathy?

18 MS. MITCHELL: Yeah.

19 MR. LINGENFELTER: Can you read it for me, please?

20 MS. MITCHELL: To provide a Research and Limited
21 Industrial District that encourages and accommodates a growing
22 number of businesses, light manufacturing and industries
23 seeking to develop separate the facilities for management
24 headquarters, research and development operations, and
25 executive offices. Facilities should be grouped together in
26 order to provide common amenities, such as adequate and
27 convenient parking services, utilities and a park-like,
28 harmonious atmosphere.

29 MR. LINGENFELTER: So, see, our purpose statement
30 doesn't jive with -- I don't know, maybe you think I'm being a

1 little too particular.

2 MR. PETERSON: Well, it sort of does jive. It says
3 encourages the development, because some of these things would
4 encourage the development.

5 MR. WENTZ: Child care.

6 MR. PETERSON: Sure.

7 CHAIRMAN MCINTOSH: I guess I see -- I mean, from what I
8 understand, the big driver here is adult care facility. There
9 is an interest in that being in that district and we're kind
10 of off topic on that, even with respect to that; is that
11 correct?

12 MS. MITCHELL: Well, if you go back to the original
13 sheet I gave you the first time, we included daycare centers,
14 hotels, membership sport fitness clubs, residential care
15 facilities and accessory uses retail and meeting facilities as
16 accessory uses because those have been requests that have come
17 up. I also said consider tweaking the purpose statement to
18 say something like, "support services." And if you look at
19 districts everywhere, you can't possibly list every use you
20 want in a district. As long as you have the core uses and
21 then you have supporting services. Your GB core uses are
22 retail, office, service, district, BX, wholesale, general
23 commercial district, but each of those districts have
24 supporting uses. So I guess I see what you are saying, but I
25 also see that, again, in my mind, I still see it's okay to
26 allow for supporting services while not changing the purpose
27 of that district. You're tweaking, but that was what was on
28 the list if you still have that.

29 And, again, our minimum lot size is three acres in the
30 RD-2. In the GB it's half acre. The GB has 52 acres

1 available of vacant land approximately, the BX has
2 approximately 18 acres and the residential districts have
3 more.

4 CHAIRMAN MCINTOSH: Any comments with respect to taking a
5 look at what Andy is saying about the RD-2 district or how
6 does everybody else feel about that and adding into a couple
7 things or are we looking at more of a big picture change here?

8 MR. WENTZ: I guess I don't see these uses as
9 being disruptive to our definition. I just view them as
10 supportive.

11 MR. PETERSON: And if you look at this -- if you
12 drive back into this, that's an absolutely beautiful parcel of
13 land back there doing absolutely nothing. And if you could
14 have a nice combination of light manufacturing and offices
15 back there mixed in with a few supporting services, I think we
16 would have the best of both worlds. But that's not to give
17 the land away, because that's the future development for our
18 tax base.

19 CHAIRMAN MCINTOSH: Well, if we have three acres in that
20 district, it doesn't sound like we're going to get a
21 restaurant wanting to go in there.

22 MR. WENTZ: They'll go across the street.

23 MR. PETERSON: Which is where we would prefer it.

24 CHAIRMAN MCINTOSH: Right.

25 MR. SCHINDLER: So my understanding we should keep
26 this like it is and add these to it for the moment and see
27 what the trends continue to be and if necessary take the step,
28 as Andy has indicated, and redefine them.

29 CHAIRMAN MCINTOSH: I think I would agree with that. I
30 think a small step in the direction here without giving away

1 the -- giving away the store, so to speak, and just opening it
2 wide up is a fair compromise to moving into considering it
3 without -- tread lightly is what I'm trying to say and not
4 going forward with being superaggressive, but have a couple
5 things that fit. I'm comfortable with that. I really don't
6 want to start adding in a dozen things, because I then agree
7 with Andy that I think we're shifting our purpose statement
8 and we're off the message what that is and we're shifting away
9 from that GB plan we talked about. I think one or two tweaks
10 there.

11 MR. PETERSON: And I prefer if it's conditional use,
12 so really we retain some control of that too.

13 MR. SCHINDLER: Absolutely.

14 MR. PETERSON: It opens it up and let's us have some
15 control over what that might turn out to be.

16 MR. LINGENFELTER: But as long as they meet the
17 conditions, it's permitted.

18 CHAIRMAN MCINTOSH: Right. Correct.

19 MR. LINGENFELTER: Conditional use does not eliminate
20 potential use as long as you meet the conditions.

21 MR. SCHINDLER: You can't stop it. You can control
22 it.

23 MS. MITCHELL: Mr. Chairman, I put PC after
24 membership sports fitness club, because if there are specific
25 conditions you are thinking of, I guess I would like to hear
26 what those are. I can't think of a specific condition. If
27 you look at it, it's permitted in the other districts. It's
28 not conditional and I even asked Mike Lucas if he thought
29 there was merit for certain conditions that maybe we weren't
30 thinking of and he couldn't think of any. So that's why I put

1 both letters down. Unless there was a condition you thought
2 that it was definitely needed to consider to make that a
3 different -- make it a conditional use.

4 CHAIRMAN MCINTOSH: I'm not -- I'm not coming up with
5 anything in my mind. When I think about the Lifetime project
6 like that, it seems to be maybe -- that would be a nice little
7 project. It's not Beachwood. To see a project out here any
8 time in the future is probably pretty low. We don't have
9 what's going to draw that out here. I don't think we have the
10 population yet or the demand for that kind of stuff as far as
11 -- I would side with Andy at that point. I'm not sure I see
12 what would be driving that here. I think it's too far into
13 the future to think about this.

14 MR. LINGENFELTER: Well, the only thing I see that's
15 going to create -- there is one thing I think in there that
16 creates controversy, and not that I'm afraid of controversy,
17 or do I avoid it, but we severely -- we severely limited the
18 amount of uses that could be used for residential care
19 facilities for a reason. If you remember and harken back to
20 the days when we did Town Hall Neighborhood and we put
21 residential care facilities, nursing homes and home for the
22 aging into the Town Hall, if you recall, we received quite a
23 bit of push back. Everything else was pretty much okay, but
24 that particular addition into that designation created a lot
25 of angst and now we find ourselves again kind of creeping back
26 in and allowing nursing homes and residential care facilities
27 into another zoning designation.

28 MR. WENTZ: I'm up for it.

29 MR. LINGENFELTER: I see torches and pitchforks in our
30 future. So I'm just throwing it out there that, you know, we

1 severely -- we kind of -- even though we really pulled our
2 horns in on what we allowed for that designation, really
3 limited it down, and that seemed to quell a lot of issues that
4 had come up before, referendums included, and then now we kind
5 of -- we're slowly starting to throw it back out there and
6 adding it into the designation and I just see --

7 MR. WENTZ: It's pretty far from residential
8 area.

9 CHAIRMAN MCINTOSH: Was that not the concern is that we
10 were so close to the Town Hall, the residential? We are
11 actually getting closer really to the hospital and some of
12 those areas that's going to be far from seen by the
13 residential zone. Am I correct or incorrect on that? Wasn't
14 it the neighborhood thing driving that more than it was --

15 MR. LINGENFELTER: I don't see -- I think it's the tone
16 in general that I don't think that -- you know, well, I guess
17 if you look at some of the other previous battles we fought in
18 that, they were probably a little closer to residential
19 developments than this particular area, but I still think it's
20 just the designation itself, the use, the permitted use or
21 conditional use being a bone of contention.

22 MR. PETERSON: Didn't TriPoint kind to change that,
23 though?

24 MR. SCHINDLER: No, I think if you look at things
25 that have taken place since then --

26 MR. LINGENFELTER: I'm not saying you can't make a good
27 case for it.

28 MR. WENTZ: TriPoint was not a small battle
29 itself.

30 MR. SCHINDLER: The biggest thing was people were

1 complaining how we're going to have ambulances going back and
2 forth in residential taking patients into Painesville in the
3 early morning. That was the concern, taking the patients for
4 emergencies. Now we have our own facility and we have enough
5 ambulances that's going back and forth already. Now, it's in
6 this area, it's not in that area over there, the residential.
7 There might be different things about that now. The only
8 thing that I think they would probably still push for, can we
9 support it with additional -- it's going to cost us more for
10 rescue service and all that kind of stuff.

11 MR. LINGENFELTER: I've always been a big proponent of a
12 residential care facility in our township. I just think
13 Concord Township lends itself to that type of a facility.

14 MR. SCHINDLER: Well, of course.

15 MR. LINGENFELTER: I mean, it's got a lot of open space
16 and green space and it's peaceful and I think there is a lot
17 that really lends itself to that kind of a situation and I
18 think that I would really personally like to see those things
19 come in here, but I think there are a lot of people that feel
20 exactly the opposite of that.

21 CHAIRMAN MCINTOSH: If I recall a conversation back at
22 the last session, it seems to me that one of the things we're
23 trying to do here is provide the opportunity for a larger
24 parcel to be developed with this. That was the question, but
25 then some of the others are more restrictive. So I'm kind of
26 boiling this down here, I think a good point on residential
27 care facility, we're comfortable with conditional category on
28 that. We were conditional with the retail in association with
29 permitted conditional use. Adult or child care center, again,
30 that could be something that would or wouldn't be coming in

1 there based on what goes in. It's unlikely somebody is going
2 to throw in a three-acre child care facility, daycare if there
3 are no businesses back there, so maybe that's something that
4 doesn't become an issue. The only thing maybe at this point I
5 haven't heard any conversation on definitively decide whether
6 we want to permit or conditionally permit or wipe off fitness
7 clubs. Is that going a little beyond what we were looking at
8 here as far as somebody trying to respond to opening this up
9 minimally? Does fitness club cross that or how do we want to
10 address that?

11 MR. SCHINDLER: Thing of it is, most businesses that
12 may come in put some kind of fitness within their own company
13 anyway.

14 MR. WENTZ: Or they look to see if there are
15 facilities in the area.

16 MR. PETERSON: So if it's in the area, they wouldn't
17 have to entertain the expense.

18 MR. SCHINDLER: Yeah.

19 MR. PETERSON: I think Morgan's point, it's probably
20 not likely that's going to develop any time soon, but I don't
21 see any harm putting it in there as another attraction to
22 bring business into the district.

23 CHAIRMAN MCINTOSH: The only comment I would have on that
24 is I would tend to say that market as I see it in Lake County
25 is a little underserviced. If you look for that kind of
26 stuff, we don't have much of that around.

27 MR. PETERSON: I wish we did.

28 CHAIRMAN MCINTOSH: We don't have anything. So
29 personally I enjoy that sort of thing, but I don't want to
30 interject completely what I feel at this point. Do we still

1 feel that fits whether it's permitted or conditional, one way
2 or the another?

3 MR. PETERSON: But to that point, Morgan, if you
4 were to move your company out here, that would be -- you would
5 look at that as a benefit.

6 CHAIRMAN MCINTOSH: I would.

7 MR. PETERSON: For you and your employees.

8 CHAIRMAN MCINTOSH: But because there isn't anything, I
9 have my own.

10 MR. LINGENFELTER: Kathy, just a quick question on the
11 permitted uses for the district, for the zoning district that
12 you need to put together, would you consider residential care
13 facility Hospice or a child adult daycare center to be most --
14 because we have a child adult daycare center here, but would
15 you consider residential care facility, nursing home and home
16 for the aging to fall under residential care facility Hospice?

17 MS. MITCHELL: Yes. I had a space issue.

18 MR. LINGENFELTER: Right.

19 MS. MITCHELL: I was trying to keep it all on one
20 page, so I summed up some of the uses. So when I -- when I
21 put that residential care facility, it might not have been
22 that specific category. It was either licensed healthcare
23 facility, nursing home. It was under that category.

24 MR. PETERSON: In your mind, Kathy, would that
25 include the Parker Place?

26 MS. MITCHELL: Yes.

27 CHAIRMAN MCINTOSH: So even though you have Hospice
28 listed two spaces down from that, that would still be part of
29 the residential care?

30 MS. MITCHELL: Well, the way we have it, you don't

1 have to -- I mean, again, I kind of grouped them for purposes
2 of this table.

3 CHAIRMAN MCINTOSH: Oh, I see.

4 MS. MITCHALL: In our list, Hospice is its own item.

5 CHAIRMAN MCINTOSH: Okay. So that's its own item.

6 MR. SCHINDLER: Hospice not only goes, but you can
7 get them to come to your home to take care of an individual.
8 They are in nursing home, wherever that they're needed.

9 MR. LINGENFELTER: I would be -- I'll tell you right
10 now, to be honest with you, I would be inclined if you're
11 going to include residential care facility, nursing home and
12 home for the aging, then why wouldn't you also include Hospice
13 care facility? What would be the problem putting that in,
14 because I think those go hand in hand?

15 CHAIRMAN MCINTOSH: I agree with that.

16 MR. LINGENFELTER: So why allow a residential care
17 facility, nursing home, home for the aging and a child or
18 adult daycare center and not allow a Hospice facility? I
19 think if you're going -- I think if we're going to do that, we
20 should include Hospice care facility in that, in that
21 designation and make that conditional use as well.

22 MR. PETERSON: Consistency. I agree with that.

23 MR. LINGENFELTER: Because in a lot of those cases they
24 are kind of lumped together in other communities, so I agree
25 with this home designation, I think that that should be
26 included as a conditional use.

27 CHAIRMAN MCINTOSH: Conditional use on the fitness
28 healthcare then or the sports and fitness club?

29 MR. LINGENFELTER: Yeah, I don't want anything
30 permitted.

1 MR. WENTZ: I would make it conditional.

2 MR. LINGENFELTER: I would want it conditional.

3 MS. MITCHELL: What conditions then?

4 MR. LINGENFELTER: That's for you to figure out.

5 MS. MITCHELL: That's what I asked -- that's what I

6 was struggling with and I asked Mike Lucas about it and he

7 didn't see a need for it to be conditional.

8 MR. LINGENFELTER: Just to be permitted?

9 MS. MITCHELL: Yes. I did ask him that question.

10 MR. LINGENFELTER: Would you want to then -- so then

11 what restrictions could we place on that or what review could

12 we put on that in order to make that to give us some amount of

13 control?

14 MS. MITCHELL: What makes it different that we feel

15 it's warranted as conditional? I mean, you know, some of the

16 conditions we put like on a drive-through facility, we monitor

17 loud speakers, outdoor noise. You know, indoor commercial

18 recs, they have sometimes outdoor shooting ranges, you know,

19 those kinds of things you want to regulate. At best a

20 membership sports fitness clubs, they have pools, which by

21 definition that's allowed. Is that a problem?

22 MR. SCHINDLER: Well, some of them, I've also seen in

23 various communities, they put a restaurant in them so you can

24 eat and some of them also sell -- they sell not medicine, but

25 health items.

26 CHAIRMAN MCINTOSH: Yeah, snack bar kind of thing.

27 MS. MITCHELL: That's where we saw it as an

28 accessory. That's where it's -- that's that item on this

29 chart, restaurants in association with a permitted use, so it

30 was accessory, a cafeteria, a snack bar, something like that.

1 And if that's the case, you can put conditions on that, rather
2 than the primary use itself.

3 MR. SCHINDLER: Exactly, exactly.

4 MS. MITCHELL: We currently don't have that
5 category.

6 CHAIRMAN MCINTOSH: We're not restricting it anywhere
7 else in the township, why would we do it here? It seems to me
8 what we're saying by putting it in this district is we're
9 providing the opportunity for a larger facility that may not
10 fit in another part of the township or for some reason there
11 are businesses that want to be there. That's not likely the
12 case for the time being. So I guess I'm asking the question,
13 you know, what are we trying to -- maybe I feel a little bit
14 like Mike gets, but by the same token do we want to open the
15 door and be just down the road, "Whoops, I wish we hadn't done
16 that"? I'm not really -- I'm a little stuck on what we want
17 to be limiting right now.

18 MS. MITCHELL: Well, we've done that before. We've
19 come up with an idea later on because --

20 CHAIRMAN MCINTOSH: Come back to it.

21 MS. MITCHELL: -- because we can't figure out what
22 the concern is until something actually happens. I mean,
23 sometimes it's hard to come up with every single scenario.

24 MR. SCHINDLER: It usually comes up once we have a
25 public hearing. All of a sudden, bingo, something comes up
26 that we never thought about that originally, which is fine.
27 That's why we have public hearings.

28 CHAIRMAN MCINTOSH: Right. Permit it then, address it in
29 public hearing is what you're saying, Frank?

30 MR. WENTZ: Yeah, I think that's what he said.

1 MR. SCHINDLER: Yeah, yeah.

2 CHAIRMAN MCINTOSH: Permit it and we'll open it for
3 discussion.

4 MR. SCHINDLER: Open it for discussion, right, and
5 see what comes up, because we can always amend things, you
6 know, if we decide to vote on it at that time.

7 CHAIRMAN MCINTOSH: Anymore discussion?

8 Kathy, we have -- have we taken care of everything as far
9 as from your end? Anything else we need to address?

10 MS. MITCHELL: Well, do you want the purpose
11 statement adjusted in any way? Do you want to leave it as is?
12 Do you want to say something like, "and supporting services
13 for these facilities and surrounding businesses and area
14 residents" or do you want to leave it as is?

15 MR. LINGENFELTER: I would think we would want -- I
16 would think we would want to modify the purpose statement and
17 make it a little -- you know, a little more friendly to these
18 uses, however, you know, you want to wordsmith that, but
19 something that would make sense.

20 MS. MITCHELL: Just so I have it right, going down
21 the list, child or adult daycare centers, conditional;
22 membership sports fitness club, permitted; residential care
23 facility, nursing home and home for the aging, conditional;
24 hospice care facility, conditional; retail in association with
25 a permitted or conditional use when conducted and entered from
26 only within the principal building, conditional. Do you want
27 to add restaurant with that, or no, to the accessory portion?

28 CHAIRMAN MCINTOSH: I don't think it's necessary at this
29 point.

30 MS. MITCHELL: Okay.

1 MR. WENTZ: I think that one falls in the
2 category of let's see what happens.

3 CHAIRMAN MCINTOSH: I agree.

4 All right. Do you -- Kathy, do you have enough for
5 us to -- do you want to do a work session or are we -- would
6 you like to work this up and give us another work session or
7 are you ready?

8 MS. MITCHELL: I'll work it up and give you -- add
9 another work session to the agenda --

10 CHAIRMAN MCINTOSH: Okay.

11 MS. MITCHELL: -- for you guys to review once more
12 and see if you want any other changes or if you're fine with
13 it, then you can set a hearing.

14 CHAIRMAN MCINTOSH: Okay. So do I have a motion to table
15 this topic until next month?

16 MR. WENTZ: So moved.

17 CHAIRMAN MCINTOSH: Second?

18 MR. PETERSON: Second that.

19 CHAIRMAN MCINTOSH: Okay. That takes care of that.

20 Moving onto correspondence report from the commissioners.
21 Rich?

22 MR. PETERSON: I had none.

23 MR. LINGENFELTER: None.

24 MR. WENTZ: Nothing.

25 MR. SCHINDLER: Nothing.

26 CHAIRMAN MCINTOSH: Okay. And, finally, approval of the
27 minutes from our August 2nd meeting. Do I have a motion to
28 approve the minutes from the last month?

29 MR. WENTZ: I move we approve the minutes from
30 last month.

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CHAIRMAN MCINTOSH: Second?

MR. PETERSON: Second.

CHAIRMAN MCINTOSH: All right. Kathy, call roll? No.
We're done, okay.

MR. LINGENFELTER: All those in favor say, "Aye."

CHAIRMAN MCINTOSH: All those in favor say, "Aye."

MR. PETERSON: Aye.

MR. LINGENFELTER: Aye.

CHAIRMAN MCINTOSH: Aye.

MR. WENTZ: Aye.

MR. SCHINDLER: Aye.

CHAIRMAN MCINTOSH: All right. Our next meeting is then
the 4th of October, 2011.

All right. The meeting for this evening is adjourned.

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(MEETING ADJOURNED AT 8:30 P.M.)

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CERTIFICATE

I, Susan Goodell, hereby certify that the foregoing pages constitute a true and complete transcript of the testimony requested to be transcribed from my Stenograph notes, taken at the time and place designated herein.

WITNESS MY SIGNATURE THIS 14th day of September, A.D. 2011.

SUSAN GOODELL