



DATE:

December 16, 2013

APPROVED

BY:

Russell D. Schaedlich, Secretary

LAKE COUNTY PLANNING COMMISSION November 19, 2013

The Lake County Planning Commission hereby finds and determines that all formal actions were taken in an open meeting of this Planning Commission and that all the deliberations of the Planning Commission and its committees, if any, which resulted in formal actions, were taken in meetings open to the public in full compliance with applicable legal requirements, including Section 121.22 of the Ohio Revised Code.

Chair Hausch called the meeting to order at 5:33 p.m. and congratulated Mr. Radachy on his appointment to Director of the Office of Planning and Community Development.

ROLL CALL

The following members were present: Messrs. Adams, Brotzman, Terriaco (alt. for Morse), Pegoraro (alt. for Troy), Schaedlich, Siegel, Zondag, Mmes. Hausch and Pesec. Legal Counsel present: Assistant Prosecutor Joshua Horacek. Planning and Community Development Staff present: Mr. Radachy and Ms. Myers.

MINUTES

Mr. Siegel moved and Mr. Pegoraro seconded the motion to approve the October 29, 2013 minutes as submitted.

Eight voted "Aye".
One Abstained.

FINANCIAL REPORT

Mr. Adams moved to accept the October 2013 Financial Report as submitted and Mr. Siegel seconded the motion.

Eight voted "Aye".
One Abstained.

PUBLIC COMMENT

There was no public comment.

LEGAL REPORT

Josh Horacek, Assistant Prosecutor, reported there had been a meeting on Kimball Estates on November 5, 2013 with Mr. Hadden, Mr. Brotzman and Mr. Julius Vaidean, Jr. to finalize this situation. The other property owner got back to Mr. Hadden on November 18, 2013. Plans are finalized and ready to forward to the original developer, Mr. Hamilton, who will set a date with Mr. Hadden.

Mr. Brotzman said there were a couple of changes made. Several things discussed were not on the plans such as reimbursement of time. A separate letter with some negative points is being drafted in letter form by Mr. Hadden.

Mr. Horacek will talk with Mr. Hadden to see if the letter has been written and if a date of completion was given.

DIRECTOR'S REPORT

Mr. Radachy reported the following:

- He had met with APA and the NE Ohio Planning & Zoning Workshop will be moving forward in June of 2014 in Ashtabula. APA Ohio Cleveland Section stated that they wanted to be more involved. The committee will be starting to plan it now.
- He had been asked to sign an affidavit stating the Lake County Planning and Community Development Office staff assigned addresses in Perry Township.
- The two new Trustees for Painesville Township are current members of their Zoning Commission. As of January 1, they will no longer be able to serve on the Zoning Commission. If you know anyone who might be interested, encourage them to apply to the Township Administration. The Commission members asked who the current administrator was and staff replied Mr. Mike Manrey.
- He will be attending a County Planning Directors Association of Ohio meeting from 10:00 am to 3:00 p.m. on December 9 in Columbus. This is one event that is being done in association with the CCAO Winter Conference.

ANNOUNCEMENTS

There were no announcements.

SUBDIVISION REVIEW

Concord Township – Summerwood Subdivision, Phase 4, Resubdivision, 17 Lots, 12.042 Acres

Mr. Radachy introduced this Subdivision. He stated that it consisted of a 17 lot, 12 acre Final Plat of the Summerwood, Phase 4 Subdivision in Concord Township. It is located off Summerwood Drive. This Subdivision's Preliminary Plan was submitted and approved in 2003 and the Final Plat for this Phase was approved in 2008. The Final Plat approval would have expired in 2010, but it was extended several times. The Final Plat approval expired in August, 2013. The Developer was required to resubmit the Final Plat and he approached staff about dividing the Plat into phases consisting of a two subplot phase with the right-of-way, and fifteen one-sublot phases, which are similar to lot split plats.

The following proposed stipulations and comments were submitted:

Proposed Final Plat Stipulations:

1. Assign each plat a separate name. Summerwood Phase IV-A, Summerwood 4B, or Summerwood Phase 5, Summerwood Phase 6 will work. You will be allowed to record Summerwood 4F before Summerwood 4B. *Art. III Section 3(D)(1)*
2. The phase that will create the right-of-way will be required to be filed first. *Planning & Community Development*
3. Any prior recorded phases will be required to be shown on the plat with their volume and page. The plats will not be required to be resubmitted for these changes. *Planning and Community Development*
4. Since not all of the lots proposed in Phase IV will be recorded at the same time, the individual pages with specific lots in the Resubmitted Final Plat should be identified as Phase IV-**A through P** for clarity. Submit to the Township an overall drawing of Phase IV, as it will appear once all 17 lots have been recorded, to verify conformance with the submission requirements outlined in Section 16.14 A of the Concord Township Zoning Resolution. Please note that Phase IV-A (s/l 123 and s/l 124) and future sub-phases of Summerwood IV must be submitted to the Township Trustees for acceptance before each plat is recorded. In addition to the proposed final plat, a schedule for the phase to be constructed, with anticipated timing for subsequent lots in Phase IV-B, C, D, etc., shall be provided, in accordance with Section 16.14 A of the Concord Township Zoning Resolution. Any modifications made to the final covenants and restrictions shall also be submitted for Township review. *Concord Township Trustees*
5. A total of 43.905 acres have been set aside as open space in Phase I and II of the Summerwood PUD. With the proposed open space in Phase IV at 3.4711 acres, an additional 11.6239 acres must be set aside for open space in the remaining phase of this PUD development, in order to comply with the 59 acres of open space specified in the Declaration of Restrictive Covenants, and agreed to by the Township and Westminster Abbey, Inc. in 2003. *Concord Township Trustees*

Proposed Final Plat Comments:

1. No objection. *L.C. Sanitary Engineer*
2. A total of 101 lots have been recorded to date in Phase I and II of the Summerwood PUD. With 17 proposed lots in Phase IV, not more than 7 lots shall be permitted in the remaining phase of this PUD development, in order to comply with the 125 lots permitted in the subdivision, as specified in the Declaration of Restrictive Covenants, and agreed to by the Township and Westminster Abbey, Inc. in 2003. *Concord Township Trustees*
3. Improvement Plans have been submitted, approved and constructed. *Painesville City Water Dept.*
4. We have no major issues for the Summerwood Phase 4 Plats. *L.C. Engineer's Office*

Ms. Pesec asked if this process was allowed and Mr. Radachy replied it was. The Developer may phase the subdivision in any manner that he wished. He would be required to file the two-lot subdivision with the road first. The Developer originally approached staff about filing the right-of-way and two sublots and then came back with lot splits, deeds and legal descriptions later. This Plan was determined not to be feasible because of Concord Township's Zoning Resolution. State law allows this, but Concord Township Zoning requires plats to be filed, so lot splits were out. Zoning required the plats for all phases to be filed with the Township Trustees. This is the next best way to complete the project per the wishes of the Developer.

Mr. Pegoraro asked if the Developer would have to come back through the Planning Commission for the individual splits. He was told it would be cheaper to record the lots individually. There are different valuations for each code. It is lower for undeveloped land with 50 foot frontage. It increases with 60 foot frontage. Staff stated that he believed the Developer saw this as a way to save paying taxes on each lot. Staff explained that the Lake County Auditor views property in different ways. They assign codes to the properties and they tax per those codes. There are codes for scrub land, which is the lowest value, and then they have codes for residential vacant, commercial vacant and industrial vacant. The code for residential vacant, unplatted was 500 and staff believed that the code for platted vacant lots was 505. The Developer's taxes would increase because the Auditor would no longer look at it as being one lot of five acres of 500 land and as 15 small lots of 505 land. Each new lot would get a tax bill and the value of the land would be higher and taxed at a higher rate.

Staff told the Developer that he could file the two-lot Subdivision and the 15 one-lot Subdivision together. The plats would be separate. They would need to be signed by Concord Township Trustees and us and then recorded.

Ms. Pesec was concerned that the Preliminary Plan was approved in 2003 and if this would be subject to the Subdivision Regulation changes since then. Staff said the State Plane Coordinate rules have changed and the expiration has changed. The plats would be subject to those and other similar rules.

Mr. Pegararo thought planning laws required all sublots to be identified in a subdivision. ORC 711.10, Section 1 says we can require the drawings but they do not need to do it. Staff stated that ORC 711.10 allows the Commissioners and the Planning Commission to adopt rules for general rules in administration of plats, which Lake County has done. Those rules cover identifying sublots in a subdivision.

Mr. Brotzman asked if we were approving the number of lots appearing as part of the Subdivision.

Mr. Horacek asked if this plat meets the Subdivision Regulations. The tax situation is probably not an acceptable reason to stipulate. Even though the Commissioners might not like it, it is not a reason to stipulate or deny.

Mr. Radachy stated when the Preliminary Plan comes in for review, we do not ask how future phases are to be configured. According to our Regulations, the Developer has the right to phase his subdivision as he sees fit. He is allowed to divide it into one fifteen-lot subdivision or three five-lot subdivisions or fifteen one-lot subdivisions; it is his choice.

Mr. Adams asked the time period associated with these splits to be platted and Mr. Radachy replied two years, the same as a Preliminary Plan.

Mr. Pegoraro was concerned about the term "not part of the subdivision". In his opinion, that was not true. The land next to each proposed subplot is part of the subdivision and he would like it to be marked as such. He recommended that it should be "Future phase of the Subdivision" not "not part of the subdivision".

The Planning Commission added an additional stipulation. Stipulation #6 would read: Do not use "not part of the subdivision" when describing the area not being divided by the Plat. The Planning Commission members suggested using "future phase of the subdivision" or "additional phases of the subdivision".

Mr. Joseph Gutoskey of Gutoskey Associates stated this has been done before and Mr. Radachy said this was similar to a condo plat.

Mr. Siegel moved to approve the Summerwood Subdivision, Phase 4 Resubdivision with six Final Plat stipulations and four comments. Mr. Pegoraro seconded the motion.

All voted "Aye".

Concord Township – Mountainside Farms Subdivision, Phase 5, Final Plat & Improvement Plans, 11 Lots, 6.8757 Acres

Mountainside Farms Subdivision, Phase 5 is an 11-lot Subdivision on 6.87 acres of land in Concord Township. Mr. Larrie Nadler is the Developer and Mr. Joseph Gutoskey is the Engineer. Mr. Radachy stated that this Subdivision was originally part of Mountainside Farms, Phase 4. The original layout was approved in 2007. In 2008, it was removed from Phase 4 and

platted as a road and two blocks. The Plat was recorded this summer. This Phase is subdividing Block "B" of Mountainside Farms, Phase 4. The property is south of Karaboo Trail. Below are the proposed Final Plat stipulations and comments:

Proposed Final Plat Stipulations:

1. Mark the volume and page of the adjacent subdivisions, Mountainside Farms Phase 1 to the east and Mountainside Farms Phase 4 on the land north of Karaboo Trail. *Art. III Sec. 6(D)(3)(m)*
2. Adelphia Cable is now known as Time Warner Cable. Please change the easement acceptance to reflect this change. *Art. III Sec. 6(D)(1)(c)*
3. This is the resubdivision of Block B of Mountainside Farms Phase 4. A reference to that subdivision needs to be made.
4. State Plane Coordinates must be provided. *Art. III Sec. 6(D)(3)(g)*

Proposed Final Plat Comments:

1. No major issues for the Mountainside Farms Phase 5 Plat. *L.C. Engineer's Office*

Proposed Improvement Plans Stipulations:

1. Steep grades will require cross-sections of proposed roadway. *L.C. Engineer's Office*
2. Additional rear yard drains will be required. *L.C. Engineer's Office*
3. Provide water quality BMP. *L.C. Engineer's Office*
4. Premium backfill required in pavement zone of influence. *L.C. Engineer's Office*
5. All cul-de-sacs shall be designed with mountable curbs and a turnaround with an outside pavement diameter of at least 110 ft. and a street property right-of-way line of at least 120 ft. to provide for fire truck, school bus and snow plow truck navigation, as set forth in Concord Resolution 2004-05. *Concord Twp. Service Dept.*
6. Fire flows must meet the ISO minimum requirements for size, type and spacing for structures built. Fire hydrant thrust blocking to be poured concrete to the specifications established per NFPA 24 Section 10.8.2. Concord Twp. Fire Prevention to be notified to all scheduled flushing and hydrostatic testing of underground piping and fire hydrants for the purpose of auditing of these procedures. *Concord Twp. Fire Dept.*

Proposed Improvement Plans Comments:

1. Potable water to be provided by Aqua Ohio per their "Franchise Agreement" with the Board of Lake County Commissioners. *L.C. Utilities*
2. Final approval could be forthcoming when detailed construction plans are submitted to the Lake County Department of Utilities for review. *L.C. Utilities*

3. Roadways to be a minimum of 22 feet in width with a minimum 20-foot turning radius at intersections. Roadway surface to be asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds. *Concord Twp. Fire Dept.*
4. Streets and fire hydrants must be installed and operational prior to the start of construction of structures. *Concord Twp. Fire Dept.*
5. All contractors are to be instructed NOT to park on the hydrant side of the street during construction. *Concord Twp. Fire Dept.*
6. With recent increases in development and the consequences of the July 20th flash flood which struck our area, we would once again like to point out that the development on the highlands of Concord Township almost assures a rapid runoff of rainwater downstream during heavy rainfalls which can and has caused high levels of erosion and short term flooding in neighboring developments at the lower elevations. Frequently we observe that the culture of developers this day is to deforest these new construction areas almost entirely. Trees capture and store rainfall temporarily during these events, help prevent the aforementioned from taking place and are the desired solution along with increased detention capacities and bioretention practices which will help protect the neighbors downstream and mediate the added burden on our local agencies response to the aftermath of such events. *Concord Twp. Service Dept.*
7. Improvement Plans have been submitted for review. *Concord Twp. Service Dept.*
8. Prior to issuance of a Certificate of Occupancy, the Lake County Building Department shall have confirmation and receive the Plumbing Certificate of Use from the Lake County General Health District, and confirmation and receive the Final Grade / Drainage Inspection from the Lake County Engineer's Office or the Jurisdiction's City / Village Engineer. *L.C. Building Official*
9. No residential building or structure, in whole or in part, shall be used or occupied until the residential building official has issued an approval in the form of a certificate of occupancy. The certificate of occupancy shall indicate the conditions under which the residential building shall be used. The building owner shall only use the structure in compliance with the certificate of occupancy and any stated conditions. The residential structure and all approved building service equipment shall be maintained in accordance with the approval. When a residential building or structure is entitled thereto (constructed according to the approved construction documents, final tests and inspections are completed, and no orders of the building official are outstanding, or as permitted in section 111 of the current 2013 Residential Code of Ohio and all successors thereto), the residential building official shall issue a certificate of occupancy in a timely manner. *L.C. Building Official*

Staff recommended the Final Plat and Improvement Plans for this Subdivision be approved with four Final Plat stipulations and one comment on the Final Plat and six stipulations and nine comments on the Improvement Plans.

Mr. Radachy stated that Concord Township replied that there were no major deficiencies.

Staff mentioned that there was a 9% grade for the road. It is below our maximum allowable grade of 10%, but it is still a significant grade. The members were concerned with the steep grades of this Subdivision's Improvement Plans.

Mr. Zondag was concerned about this area having a large amount of runoff coming off the hill.

Mr. Radachy said we can see there are issues with the water. As the subdivision roads and homes are built, they will have to secure the sites per Soil & Water's rules and have to follow Best Management Practices (BMP). There is nothing we can do if sites are approved by other approving agencies. The stormwater plan will be developed so water will go into the pond.

Mr. Pegoraro said test wells are to be dug in other subdivisions. We could require that be done on this Subdivision to see how wet the site is.

Mr. Radachy stated this Body could add an additional comment or send a letter to the County Engineers to be able to enforce the drilling of wells. The other option is to request the Developer to drill the wells.

The Commission added a tenth comment on the improvement Plans based on these discussions. They are requesting the developer to consider drilling test wells for ground water monitoring purposes.

Mr. Brotzman was concerned about the collection of water in the old horse pond. Mr. Radachy responded that this pond has been improved as part of Mountainside Farms, Phase 4. It is collecting water from the first four phases of Mountainside Farms and Mountaintop Estates.

Mr. Pegoraro moved to approve the Mountainside Farms, Phase 5 Subdivision with four Final Plat stipulations and one comment and six Improvement Plans stipulations and nine comments. Mr. Siegel seconded the motion.

All voted "Aye".

Concord Township – Concord Ridge, Phase 1, Final Plat, 3 Lots, 2.1074 Acres

Mr. Radachy introduced the Final Plat application as the first phase of Concord Ridge Subdivision in Concord Township. It is a lot split plat with three lots and 2.1 acres of land. The Plat is dividing land because the improvements are already installed as part of Crossroads at Summerwood, Phase 1. Storm sewers and utilities are in. Concord Ridge Crossroads at Summerwood, Phase 1 is west of Concord Ridge Subdivision. Below are the submitted proposed Final Plat stipulations and comments:

Proposed Final Plat Stipulations:

1. Mark the volume and page of the subdivision or mark the name of the subdivision that platted the existing utility easement.
2. Proposed driveways for sublots 2 and 73 should connect to an existing, dedicated road right-of-way. *Concord Twp. Trustees*
3. Final approval of Phase I and future phases shall be subject to approval and formal acceptance by the Township Trustees (signatures required). *Concord Twp. Trustees*
4. Final forms of covenants or restrictions running with the land and by-laws for a homeowner's association shall be provided to the Township for review. *Concord Twp. Trustees*
5. Indicate on the plat that all lots shall be limited to detached single-family dwellings only. *Trustees*

Proposed Final Plat Comments:

1. With recent increases in development and the consequences of the July 20th flash flood which struck our area, we would once again like to point out that the development on the highlands of Concord Township almost assures a rapid runoff of rainwater downstream during heavy rainfalls which can and has caused high levels of erosion and short term flooding in neighboring developments at the lower elevations. Frequently we observe that the culture of developers this day is to deforest these new construction areas almost entirely. Trees capture and store rainfall temporarily during these events, help prevent the aforementioned from taking place and are the desired solution along with increased detention capacities and bioretention practices which will help protect the neighbors downstream and mediate the added burden on our local agencies response to the aftermath of such events. *Concord Twp. Service Dept.*
2. Potable water to be provided by Painesville City per their "Franchise Agreement" with the Board of Lake County Commissioners. *L.C. Utilities*
3. No Improvement Plans have been submitted for review, but, do not think we will. The infrastructure is already in place to support these three lots. *Painesville City Water Dept.*
4. The proposed lot sizes and building setbacks conform to the R-2, RCD District zoning, and the proposed lot configurations conform to the approved Township Preliminary Plan for Concord Ridge. *Concord Twp. Trustees*
5. We have no major issues for the Concord Ridge Phase 1 Plat. *L.C. Engineer's Office*

Mr. Radachy stated this phase has zero acres of open space with the promise that the open space will be included in the next phase. Mr. Pegoraro stated he thought they had to have some open space in every phase of the Subdivision. Staff stated that there needs to be open space in order to get the smaller lots and smaller setbacks, but there is no requirement that each plat needs to have open space. It does make sense to have each phase plat some of the open space ensuring that each phase has enough open space to support the smaller lots.

Mr. Radachy said this Subdivision was off Forest Valley Lane next to Crossroads at Summerwood, Phase 1. There is a stub off of Crossroad Drive.

Mr. Rick Sommers of Concord Ridge Developers was asked to speak on the sewer issue and said there was sewer from the stop sign to the cul-de-sac and laterals were already installed for two lots. The third lot (#73) has a manhole.

Mr. Zondag asked if Summerwood was to the north, Crossroads to the east and Concord Springs to the South and staff affirmed this.

The Planning Commission was concerned about the lack of open space. Mr. Radachy said this was a trade off for the Subdivision. The Preliminary Plan had been approved with 49% of the site being in open space. So there is sufficient open space. This Phase is only two acres of land with no roads or open space.

Mr. Sommers said he was working with Soil and Water to take the overall open space in the entire development. The Preliminary Plan and zoning change only require 20% open space and they are at 50%. As they propose three more plats, open space won't be equal with each phase but it will equal out in the end.

Mr. Zondag stated that he thought each phase was supposed to be able to stand alone.

Mr. Radachy said the PUD requires at least 20% of open space. It does not state when to plat the open space. There is an issue with no open space being platted. It will be platted as a RCD PUD. If something happens to Mr. Sommers, then someone else would still have to abide with the approved plan. There is a chance that a person may not want to have excessive open space and may want to reduce it or change it to a regular subdivision. There could be RCD lots platted without open space.

The Planning Commission was concerned about the residents using the open space. Mr. Sommers stated that this development has no access to open space. They are negotiating with Soil & Water for this to be an open space, not to be a buffer. This would not be available for the general public.

Mr. Pegoraro stated the stakeholder has to have access.

Mr. Radachy said if open space is platted, then it may not have the access to a road because the road has not been platted. There are ways to solve this. One of them is to plat an easement.

Mr. Zondag stated there was no access here but is there somewhere in Summerwood to have access to this Subdivision open space? Some way Sublot #73 would have access?

Radachy said no trees are to be cut down. There is to be open space behind lot #73. There was a 50-foot buffer between Sublot #73 and Crossroads at Summerwood, Phase 1 that was approved as part of the Preliminary Plan.

Mr. Radachy stated there is currently no open space behind the three sublots.

Mr. Pegoraro asked if someone owned land in Crossroads and Summerwood near this Phase. Mr. Radachy replied that there is a detention pond behind Sublot 25 of Crossroads at Summerwood. Currently, the Developer owns the property but the Crossroads of Summerwood HOA owns an easement to access the pond.

Mr. Sommers stated he would be willing to plat some of the open space as part of this Phase. He was thinking about adding open space to make it two acres at this point.

Mr. Pegoraro asked if there were any roads to be extended from Crossroads. Staff stated no.

The Planning Commission asked him how he was planning to use these lots and Mr. Sommers replied that these lots are for model home uses and will not be for sale until the next phase.

Ms. Pesec asked if the members could comment or stipulate on the open space situation.

Mr. Radachy replied that our rules and regulations require that this Subdivision follows zoning. RCD zoning is 20% open space with a minimum width. The Commission could require .4 of an acre to be platted. The Developer is proposing 100%.

Ms. Pesec moved to add stipulation number six that states the Developer will be required to plat the minimum amount of open space required by Concord Township R-2 RCD requirements. Mr. Brotzman seconded the motion.

All voted "Aye".

Mr. Zondag stated there was still a lot of water on these lots and asked if they could add a comment or stipulation to help this situation.

Mr. Radachy said we cannot comment or stipulate for another agency. The Planning Commission is to provide for roads. Water runoff is reviewed by another agency.

Mr. Siegel moved to approve the Final Plat of the Concord Ridge, Phase1 Subdivision with six stipulations and five comments. Mr. Adams seconded the motion.

Seven voted "Aye".

Two opposed.

Motion passed.

Subdivision Report

Mr. Radachy gave the following subdivision report:

- Concord Township just received a petition from 20 homeowners in Cali Woods asking for the Stoneridge Subdivision not to be connected. We have already approved the Preliminary Plan in July, 2013 with the connections.
- The Stoneridge Subdivision Developer is still arguing with the Trustees on lot placement in Phase 1. Four lots next to Keystone Drive were not on the original PUD approval. The Developer wished to have lots there now. The lot location needs to be approved by the Trustees before they can move forward.
- Stein Farm Subdivision's Plan has not been submitted to the Board of Health. Mr. Radachy was just informed that Stein Farms has not been submitted to the Board of Health. Leroy zoning has a deadline of January 14 to have lots be able to get grandfathered at 1.5 acres. If the Plat is filed prior to the deadline but not approved by this Board until the January 29, 2014 meeting, they can still be grandfathered at the smaller size if the Plat was submitted to this Board. The Board of Health meets on the 3rd Monday of the month and nothing had been received in November, 2013.

Mr. Zondag asked if this membership needed to approve this and Mr. Radachy replied that PUD's are different because they are meant to be more free flowing in lot concentration. Concord Township will need to approve this. The Developer will need to send another Plat to us. If they come back with four lots on Keystone platted, it goes to Concord Township.

Ms Pesec asked Mr. Sommers if this phase had mineral rights and he replied she would have to ask Tom Riebe. Mr. Sommers just bought the property. He is not allowed to drill in the subplot or easement. The property is owner-owned to 500 feet below the surface. They will not own the mineral rights in Concord Ridge. Ms. Pesec asked what if maintenance needs to be done on pipes. Mr. Sommers replied that they only bought the surface rights.

LAND USE AND ZONING REVIEW

Painesville Township – Proposed Text Amendment, Section 28.08(2)

Mr. Radachy stated Painesville Township left a portion out of Section 28.08(2) when they changed it in the past. Staff is concerned there is no requirement of what type of sign this could be. At 50 feet, you could possibly have three or four signs.

Staff recommended the Land Use and Zoning Committee not meet on this. This came in at the last minute. Staff recommended one sign per parcel and to state what kind of signs can be used.

Mr. Zondag asked Mr. Radachy to call Painesville Township to let them know the light on the electronic message board at Riverside High School is too bright. Do they have standards or regulations on this?

Mr. Schaedlich moved to recommend that the distance between Electronic Message Boards remain at 100 feet or one sign per lot. Mr. Brotzman seconded the motion.

All voted "Aye".

Mr. Schaedlich amended his motion to state what types of signs would be permitted. Mr. Siegel seconded the motion.

All voted "Aye".

Mr. Zondag moved to vote on the minimum number of Electronic Message Boards to one per parcel. Mr. Pegoraro seconded the motion.

All voted "Aye".

REPORTS OF SPECIAL COMMITTEES

There were no reports from special committees.

CORRESPONDENCE

There was no correspondence.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

PUBLIC COMMENT

There was no public comment.

ADJOURNMENT

Mr. Siegel moved to adjourn and Mr. Adams seconded the motion.

All voted "Aye".

The meeting adjourned at 6:45 p.m.