



# Lake County Coastal Plan Committee Minutes

## November 28, 2012

The Lake County Coastal Plan Committee hereby finds and determines that all formal actions were taken in an open meeting of the Lake County Coastal Plan Committee 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.

Chairman Boyd called the meeting to order at 6:05 p.m. at the Lake County Planning Commission conference room in Painesville, Ohio. Visitors welcomed were Jason Sorosy from Willoughby, Cindy Quinn Hopkins from the Eastlake City Council, Mayor Tim Manross, Fairport Harbor Village, and Jackie Hrnyak, from Eastlake.

### ATTENDANCE

The following members were present: Messrs. Advey, Alexander, Allen, Cain, Gilmer, Klco, Landeg, Martin, Reichard, Rising, Scruggs, Stephenson, Webster, Zeitz and Ms. Neale. Staff present: Mr. Boyd and Ms. Myers.

### MINUTES

Mr. Scruggs moved to approve the June 20, 2012 minutes as submitted and Mr. Alexander seconded the motion.

All voted "Aye".

### OLD BUSINESS

#### Madison Township Park, Madison Township

The three breakwaters completed in early winter are doing a fantastic job. The sand has built up and they have already moved about 5-7,000 cubic yards of sand. The properties to the east and west of the Township Park have more sand than they ever had. The sand has built up in three cells as planned behind the breakwaters. People love it.

The Township needs help with the Army Corps of Engineer permit. A letter was sent to John Matricardi of Matrix Engineering copying ODNR and the Army Corps of Engineers explaining why it would not make sense to proceed with a survey this fall based upon the lake level, pictures showing more beach to the east of us, the fact that money is so tight, and that it doesn't make any sense to move the sand where it is not needed. The Army Corps of Engineers said there was no provision to allow any deviation or variation from what is stated in the permit. The Township is still expected to do the survey and bypass the sand. The Township does not have the \$11,000 to do this. Matrix Engineering will be sending a request to modify the permit to add some common sense stipulations on the Township's part. Mariner's Point in Saybrook is very similar to the Madison Township Park situation. They too have been ordered to bypass their sand by the Corps when there is no apparent reason to bypass it.

Mr. Advey would like the Coastal Plan Committee to consider unifying on this matter. Otherwise, all the work this Committee did on coastal development over the years will be over, because no one can afford to do it.

#### Stanton Park, Madison Township

The Township has revitalized the entire Madison Township Park and was looking to doing the same to Stanton Park. There are substantial safety issues with bluff erosion at this park. We have to come up with some resolve or why bother pursuing something going at Stanton Park.

#### Army Corps of Engineering Issues

Mr. Allen stated it is time to bring our congressman, senators and representatives from the State into the mix to see if they can help with the Corps regulatory issues. He would like to engage the coastal engineering group efforts already involved in the County projects to discuss their dealings with the Corps, and maybe also the Conneaut and Ashtabula port authorities. We should give the elected officials a presentation on the issues we are being confronted with and seek their assistance to get someone's attention in the Corps. It may be prudent to consider this Committee being the center of it. If this group is reluctant, the Port will step in or it can be done in concert.

Ms. Neale clarified that it seemed like the problem is with the regulations; the inconsistency of the regulations. She suggested producing a proposal to amend the regulations to present to the legislators. We need to educate our new Congressman and Senators because that is who the Corps is under. They should be advocating for us. These are clearly economic development and quality of life issues. It was surmised that the Corps is going to perpetuate this agenda irrespective of its realistic application to these issues. Ms. Neale offered that, with legislators, you always want to give them a way they can help you and make it as easy as possible for them to give you what you are requesting. If you have a remedy at hand that you need them to support, then they don't really need to do a lot other than understand the issue and agree with you.

Mr. Boyd thought we needed to be a little sensitive to the little bit of response we have had concerning the Feds interest with the economic viability and the potential feasibility study of Mentor Harbor. Mr. Advey said he didn't think this action would jeopardize anything going on in Mentor Harbor. He thought it may actually help their situation in the long run. Mr. Stevenson said it was a long shot with them any way.

Mr. Stevenson noted the sand along the Lake in Mentor Harbor is way down.

It appears that we are at a similar point now as when we had that huge meeting to form the Port Authority in 2005. It took a little bit of effort, but once we got we got Representative LaTourette's confirmation to come to the meeting, everyone else fell in line. Mr. Boyd will call Dino tomorrow and ask logistically how we could get the elected officials in line in Federal and State offices. Mr. Allen said the Port Authority has Northshore on contract, which may be willing to help us navigate at the Federal level.

The Chair thought the letter may have more clout going out on the Port's letterhead. Maybe Mr. Boyd could co-sign with the County Commissioners depending on when the letter is sent. They decided to mail the letter in January 2013 because there may be a better chance to get their attention at that time.

#### North Perry Village Marina

It was suggested the North Perry Village issue be made part of that letter also. Mr. Klco agreed. The biggest problem is the Army Corps admitted they didn't know what they were doing with barrier island issues. It seems they are attempting different ways to try to remedy the sand problems at North Perry, Madison and Geneva. Mr. Klco has a conference call scheduled tomorrow with several people to attempt to figure out what to do. Their court hearing is scheduled for September 2013.

The Corps wants them to move another \$150,000 worth of sand in the next month to get back to the 2008 model as far as sand goes. In the past four years, they have spent about a million dollars in dredging and cannot afford to do that anymore. If they refuse, the Corps could fine them \$5,000 per day. JJR is talking about closing off the west end. The Village is reaching out to any expert that can find a solution to this problem.

#### Stanton Park

Madison Township planned to redevelop Stanton Park in a public/private partnership. They are losing a pavilion. They are hesitant to do anything there because of these issues right now. They are up against the ACE regulations and also the Federal Highway System regulations on how their money is allowed to be spent.

Mr. Boyd stated the commitment of this body from day one has been that the public sector will take care of protecting the canvas, which is the goal at Stanton, i.e. erosion protection, beach creation, public access and let the private section supplant the shoreside improvements. But with the reservation from the public sector to do the improvements, we are stymieing the economic development side of this project.

#### New Committee Approach

Mr. Cain suggested re-examining this body's focus and changing our marketing approach. When we started this Committee using Racine, Wisconsin's project as a model, our focus was introduced as a viable economic development project and not just a utilitarian project. We need to get the legislators behind us again saying we are trying to do a regional economic development project on the entire lakefront section and ask what they can do to help us. There is potential economic investment in Fairport, Geneva-on-the-Lake, the Chagrin River and the most beautiful properties along the Lake that are not being used as they should be. Fairport Harbor should have been hopping by now with the facilities they have, etc. We need to approach this and market ourselves differently to get our legislators behind us so they will push the Corps to look at possible changes.

Ms. Neale said this Committee needed to do a refresher course. When we started this Committee, this was news and the media covered it. Years have passed, people forget, stuff happens, and jobs change. We now have a new Congressman, a relatively newly elected

Senator, a new State Representative and half of Lake County has a new State Senator. This would be a perfect opportunity to have a little primer and possibly do another press release or think about a little public relations and introduce them to who we are, what we are doing, and the big picture plan.

Mr. Landeg asked if there was an appeal process. Mr. Advey said Madison Township had been told the permits had to be followed as written even though Matrix Engineering said the sand would build to a point, check itself and then bypass the structures.

Mayor Manross said, if governments can't do this, how can a community be expected to bring in private money to invest in developing the lakefront areas? Then bring in what is being done in Madison and what is being attempted to be created in Perry and Fairport Harbor. This body needs to really get back on point with the economic view. If Lake County is going to grow, we are going to grow from the Lake inside, not the other way. He would absolutely support this effort in Fairport Harbor Village.

## **NEW BUSINESS**

### Lake County Planning Commission Changes

Mr. Boyd informed the members that this Committee is a subcommittee of the Lake County Planning Commission. The Planning Commission is now called the Lake County Office of Planning and Community Development. The 11 member Planning Commission by law will still be there to approve developments, zoning issues, etc. throughout the townships in Lake County. Historically, we were never a department of the Board of Commissioners, and the employees reported to the Planning Board. Ann Myers and David Radachy, who is the new Interim Director of the Planning & Community Development Department, now report up the ladder through me to the Board of County Commissioners. When you see documentation from this new Office of Planning & Community Development, it is still here but will be faced a little differently. There is more responsibility and more chain of command up to the Board of County Commissioners. Mr. Boyd is now located in the County Commissioners' Office. In this transition mode, he does not have as much time as he used to have for these initiatives, but he is slowly filtering through and getting his time back in line. This meeting was refreshing to him to show what has to be done.

### Chagrin Riverfront Project

Mr. Boyd introduced Ms. Hopkins to talk about some of the things the Lake County Port Authority, the Eastlake Port Authority, City Council, and Willoughby City have been discussing in their riverfront project.

Ms. Hopkins was elected last fall to the Economic Community Development Council. They developed the subcommittee, "The River Committee". The whole idea is on economic development in Eastlake. They determined they could not keep going back to the voters and the only real choice is to develop their City in some way. Some of the potential developments in the Chagrin River area are a shopping area near the Chagrin River Bridge, a banquet center or large seafood restaurant, a boardwalk along the edge of the River, under the bridge and up

to the edge of the South Shore inlet to their marina area and touristy shops on the island. Everyone could visit the waterfront without owning a boat or be a member of a yacht club. Metroparks would like a path going from the Chagrin River Park along the river up to the mouth of the Lake.

The seed project is on Erie Road along a secondary channel of the River, which were formally baseball fields. They applied for and received a planning grant last July for \$15,000 to set the groundwork to put in two or three pavilions there, paved parking lot, playground equipment, and a pond to have fishing seminars for kids. The grant went through the Eastlake Port Authority and Chagrin River Partners will be administering it.

They are currently applying for a Federal grant for a brownfield study that would encompass the whole Chagrin corridor from Willoughby out to the mouth and surrounding area for \$200,000. They are looking to change zoning so it would be more appropriate for the different varieties of development in that area. They should know the outcome of this application sometime in the spring. Mr. Boyd congratulated Cindy on this effort.

### **Community Updates:**

County Commissioners – Dave Gilmer – Nothing.

Painesville Twp. Resident - Darrell Webster – Nothing.

Lakeline Village - Deborah Neale – Prior segues given.

Willowick City – Mark Rising – The Planning Commission recommended from Shoregate Towers to 320<sup>th</sup> to be multi-housing. An Architectural Review Board would be part of the Planning Commission. We have over half of the lakefront frontage encouraging multi-use or at least multi-housing. We need more revenue, but we also have some primary area for some really nice developments in the future. We are hoping to have some restaurants right on the water and some other things in the area beyond the Fire, Police and City Hall.

Painesville Twp. Park District – Mark Alexander - A survey was done by Matrix Engineering for them. The talk tonight about the Army Corps of Engineers was scaring him. They are applying for the permits and talking about doing armor stone along the Lake. The next thing would be to find the money to perform the work.

Lake County Development Council – Larry Reichard - Nothing.

Mentor Harbor Yacht Club – Chuck Stephenson - The Mentor Harbor channel walls are now 90 years old and were designed for a 50-year life. Someday they hope they will find a couple million dollars to fix them. The Corps of Engineers showed some interest in it and they will see where that goes. At some point and time, they will have to invest in it and have no idea where they will find the funds.

Mentor City - Bob Martin – The “bridge to nowhere” will be coming down next year. They do not have enough money set aside for the 500 ft. of sea wall that Matricardi designed for them after the Corps had their input. The project will be doubled this year and the City of Mentor will be back trying to get the money together.

Mr. Boyd stated that the Corps in July came to the Yacht Club and did a small scale analysis of the Harbor, the boats, the private, public & homeowners associations to determine if there was any Federal interest. It was determined there was enough Federal interest for a feasibility analysis where the Corps will funnel up to the first \$100,000 of Federal resources to research this project. If it goes over \$100,000, there will be a 50/50 call share to continue their participation in the analysis. There will probably be a two-year feasibility analysis before you can do the construction and listening to Mr. Stephenson, this is probably not a feasible timeline. Mr. Stephenson said he could get a feasibility study for \$50,000 and thought this would be a straight shot. After talking to Mr. Loftus, he was told it would probably be more like \$300,000. The Federal government is going to spend \$300,000 for a study that he could get done for \$50,000.

Fred Haas – Had no comments.

Ward Creek – Bob Zeitz – Everything was covered already.

Fairport Harbor Village – Mayor Tim Manross – They are exploring entering into a cooperative agreement with the County Port Authority to try to move some economic development dollars into the Village. The first thing we plan to look at is the building on the corner of 6<sup>th</sup> and Fairport Nursery Road because a company left to go to Concord. They are the first community in the County to become an Achieve Wellness Community for the Department of Health. In that effort on June 8 this year, there will be a big event at the lighthouse in Veterans Park. We partnered with Radio Disney, Lake Metroparks, Dept. of Health and Achieve Wellness for a one-day event. There will be a Disney’s American Idol contest; that winner will be the act. The four field day events are all health conscious events geared from 4-16 year old kids of medium income levels of \$75,000 and above. This is being marketed as a countywide event and will be going to some of the larger corporations in the County for donations. There will be no fee. They hope this event will kick start some waterfront development. There will be a Grinch reading on top of the lighthouse on December 1.

Fairport Port Authority – Mr. Scruggs – The Port Authority is the keeper of the lighthouse, which is the icon of the County on every document that says Lake County, including the agenda tonight. They are trying to become more County focused. One third of the development in the Coastal Development Plan done for this Committee was focused in Fairport Harbor. This is why Planning did an overlay district, which includes just about anything you might want to put by water: multi-family, retail, commercial, hotel, theaters, restaurants, bars, etc. This is overlayed on top of marine industrial zoning. Any developer wanting to come in should be reassured that about a 1/3 of a mile of riverfront is available without any challenges on zoning.

Mr. Scruggs was concerned about possible damage to the breakwall during Hurricane Sandy and the Corps ability to address them. They had some damage in their inner harbor with the docks. There may be some very large stones that are in new places after the storm.

Obviously, any help that the County can provide would be certainly appreciated. He did not know when it would be inspected.

Mr. Landeg asked if Fairport Harbor requested an assessment by the Corps as the result of Sandy and was told they had not. He said if there are declared disaster dollars made available although most would go to New York. The Fairport Port Authority will look into this.

Eastlake Port Authority – Mark Cain – The Eastlake Port Authority is doing a stone project on the island and are still interested in purchasing the North Island, a 45-acre island, and are getting donations for that. He suggests a more regional collaboration direction for this Committee. He thinks we should bring some of the younger people back into this mix, i.e. Lake Erie College, Kent State. He does surveys when he goes out and asks some of the younger people to see what their interests are for the area. Sadly, the first thing they tell him is that they want to leave the area as soon as they graduate. There are no recreational activities for a younger person and they do not see any future in the area. He thinks we should get them involved in the planning of what we are doing long term to help get some new energy and invigoration into marketing this whole concept again.

Mr. Boyd liked the Ms. Neale's refresher course mentioned earlier to focus on where we have been and what we have accomplished. Mr. Cain said that once we started doing individual projects, we seemed to have lost the big unity and the big push we had.

Mr. Haas commented on the expertise of the Army Corps of Engineers. In the mid-70s when the Lake was at its all-time high. As an Act of Congress, there was a dike installed in Eastlake. This operation was bankrolled by the Corps of Engineers in selected sites throughout the Great Lakes. The Corps studied the project and decided because we were lower than the area around us; they would put a dike around the area. The first material they chose to use for the dike was sand which lasted about 2 weeks with the storms taking it out. They then brought gabions, which are wire baskets with rocks of about 5-6" in diameter. These lasted about another couple weeks and, in the meantime; they were getting flooded every Thursday. Finally, they came up with armor stone and that dike is still there today. There have been minor repairs made to it over the years, but the lesson to impart is that the Corps did not do it the first time, or the second time, but finally did come up with it. If you are putting your project in the hands of the Corps and are going to let them run with it, you do so at your own risk.

It was decided that the number one action item will be to get the letter out. Mr. Allen and Mr. Boyd will work on a draft. If there are any entities/communities who would like to assist by copy/pasting information, Mr. Boyd will get a draft out to them for their thoughts and to collectively work on it. Mr. Klco and Mr. Advey wanted to be a part of that. Mr. Boyd reiterated that the focus of this Committee has been on publicly held properties from day one. For the Village buy-in, they could follow our lead in the second inning.

County Engineer's Office – Bruce Landeg - He acknowledged that he did receive dollars from the clerk of the Painesville Township Park District. It was a request for construction dollars. As a matter of ORC, these dollars have to be used on public roads and bridges. The County Engineer tries to help the Townships and anyone else they can with design issues relative to the shoreline. I did refer that request to Jason Boyd and Vince Urbanski at Lake Metroparks. CMAG is one source that we haven't heard much about. We all have needs and every once in

a while these can fill the little nooks. We have needs far greater than the funding sources in today's climate. We have had some success in the past with CMAG funding. Their cycles go from planning to design to construction.

Mr. Boyd said he will look into the current cycle and mentioned there was a match component. We have been successful in getting dollars from them in the past. He will get back to John Hurley on this.

### **Adjournment**

Mr. Scruggs motioned to adjourn and Mayor Klco seconded it.

All voted "Aye".

The next meeting will be February 27, 2013.