



# Concord Twp. Fire Department

January 25, 2019  
Strategic Planning

# Staffing & Structure

# Part-Time Firefighter Structure

Current New Hire:

Basic: \$12.37

Medic: \$13.92

Proposed Firefighter III:

Basic: \$16.24

Medic: \$17.58

# Part-Time Firefighter Structure

Current Regular Firefighter:

Basic: \$14.96

Medic: \$16.96

Proposed Firefighter II (to include all current regular & senior firefighters)

Basic: \$18.04

Medic: \$19.53



# Part-Time Firefighter Structure

Current Senior Firefighter:

Basic: \$18.04

Medic: \$19.53

# Part-Time Firefighter Structure

Firefighter I:

Medic Only: \$20.51

This position will be filled as the previously identified title of “dependable firefighter”. We currently have 6 of these positions (2 per shift) and 5 of the 6 are currently filled

Currently paid the same rate as either a regular or senior firefighter

Commitment of dedicated hours to Concord Fire Department of 120/month

They should be compensated for this commitment

# Estimated Costs of Updated Part-Time Structure

- \$64,000 on the high end of possibilities based on hours worked in 2018
- Potential for reduction in full-time overtime

# Add 3 Full-Time Firefighters & Promote 3 Captains

- Estimated cost of 3 additional full-time firefighters:
  - \$330,000
  - No increase in staffing levels but helps fill gap of decrease in part-time workforce & reduce full-time overtime
  - Support from 3329
- Estimated additional cost of promoting 3 full-time Lieutenants to Captain:
  - \$50,000
  - This will not have an impact on overtime costs
    - Estimated cost of full-time shift overtime in 2018
      - \$255,000

# Fire Station Project Update

- Station #1 & Township Administration Estimated Program:
  - 33,170 square feet
    - Includes 30% for horizontal circulation & construction
- Station #2 Estimated Program:
  - 11,400 square feet
    - Includes 30% for horizontal circulation & construction

\*First fire truck deployed out of the basement of Town Hall – 1948/1949

\*FD moved into 'A' Building (13 years)

\*Existing Station #1 built mid-1960's (Approaching 60 years old)

\*Projected life span of new building – closer to 75 years

# What has been completed?

- The scope of services for this phase includes:
  - Pre-Design - Complete. This was the programming of both sites
  - Site Concepts – In process
  - Schematic Design – Next step

# Proposed Site Layout Station #1 & Township Administration (option 1)



LEMAY  
ERICKSON  
WILLCOX  
ARCHITECTS

CONCORD TOWNSHIP FIRE STATIONS  
11600 CONCORD HAMBLEN RD  
CONCORD TWP., OH 44077

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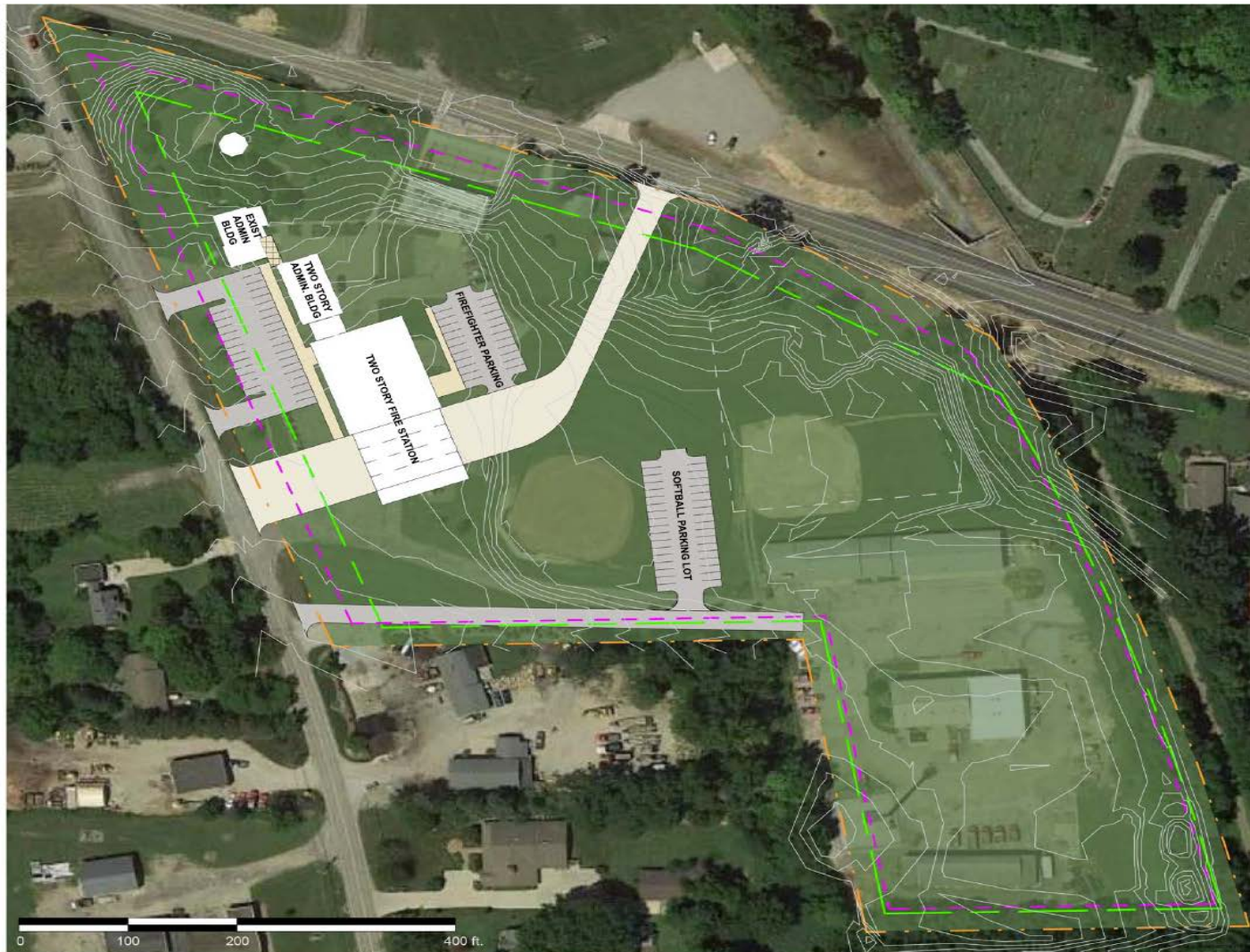


SITE 1 -  
OPTION 1  
2018





# Proposed Site Layout Station #1 & Township Administration (option 1)



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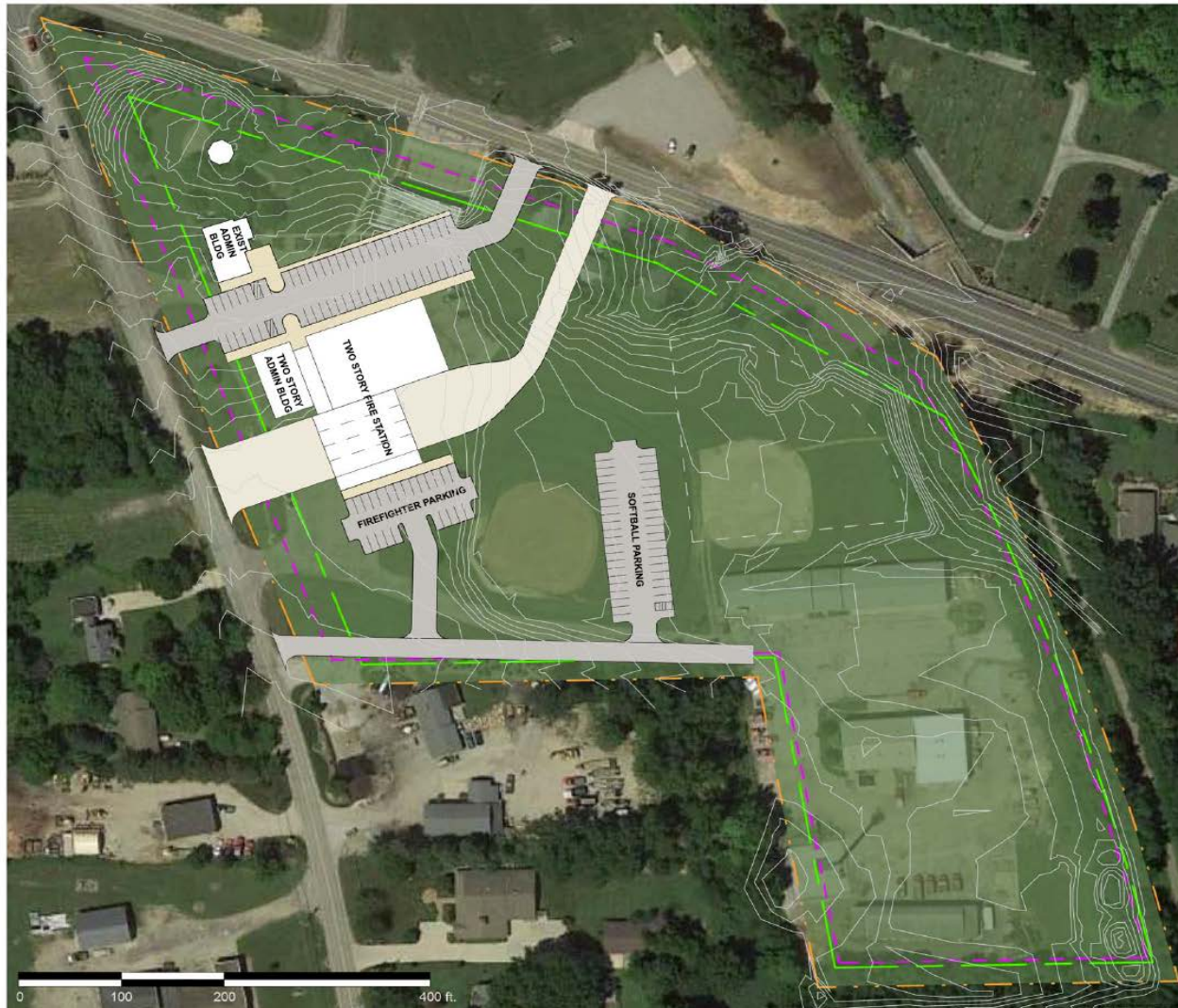
SITE 1 -  
OPTION 1

2018

001



# Proposed Site Layout Station #1 & Township Administration (option 2)



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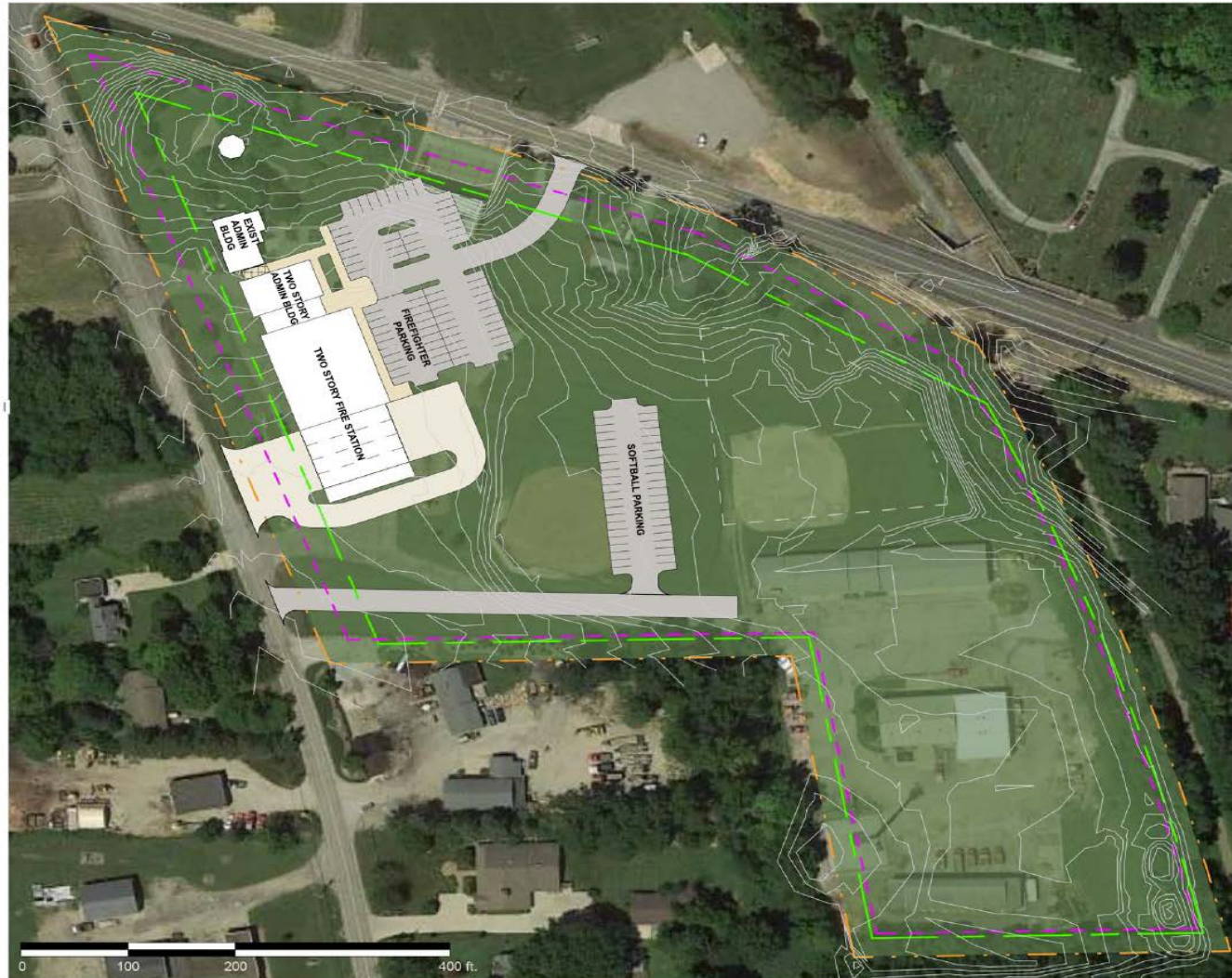
SITE 1 -  
OPTION 2

2018

002



# Proposed Site Layout Station #1 & Township Administration (option 3)



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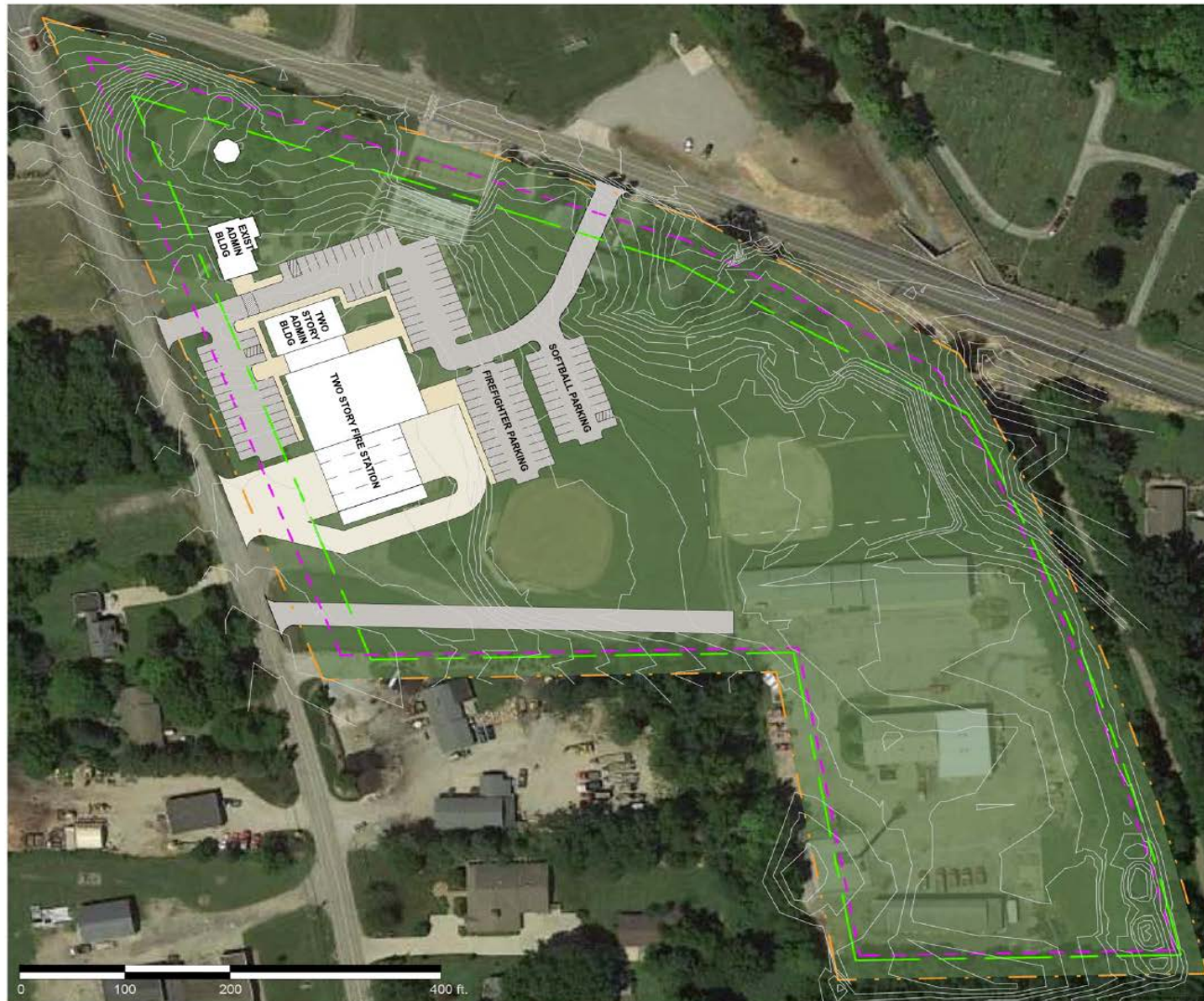
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11600 CONCORD HAMBDEN RD  
CONCORD TWP., OH 44077

Lemay Erickson Willcox Architects • 11250 Rogge Bacon Drive, Ste. 15 • Reelton, Virginia, 20190 • Ph: (703) 956-5000 • Fax: (703) 956-5001 • www.lemayarchitects.com

SITE 1 -  
OPTION 3  
2018  
**003**



# Proposed Site Layout Station #1 & Township Administration (option 4)



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SITE 1 -  
OPTION 4

2018

004

# Proposed Site Layout Station #2



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CONCORD TOWNSHIP FIRE STATIONS  
11800 CONCORD HAMBLEN RD  
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LeMay Erickson Willcox Architects • 11250 Roger Bacon Drive, Ste. 16 • Reston, Virginia 20190 • Ph. (703) 865-5600 • Fax (703) 865-5601 • www.lewarchitects.com



NORTH

SITE 2 -  
OPTION 1



# Proposed Site Layout Station #2



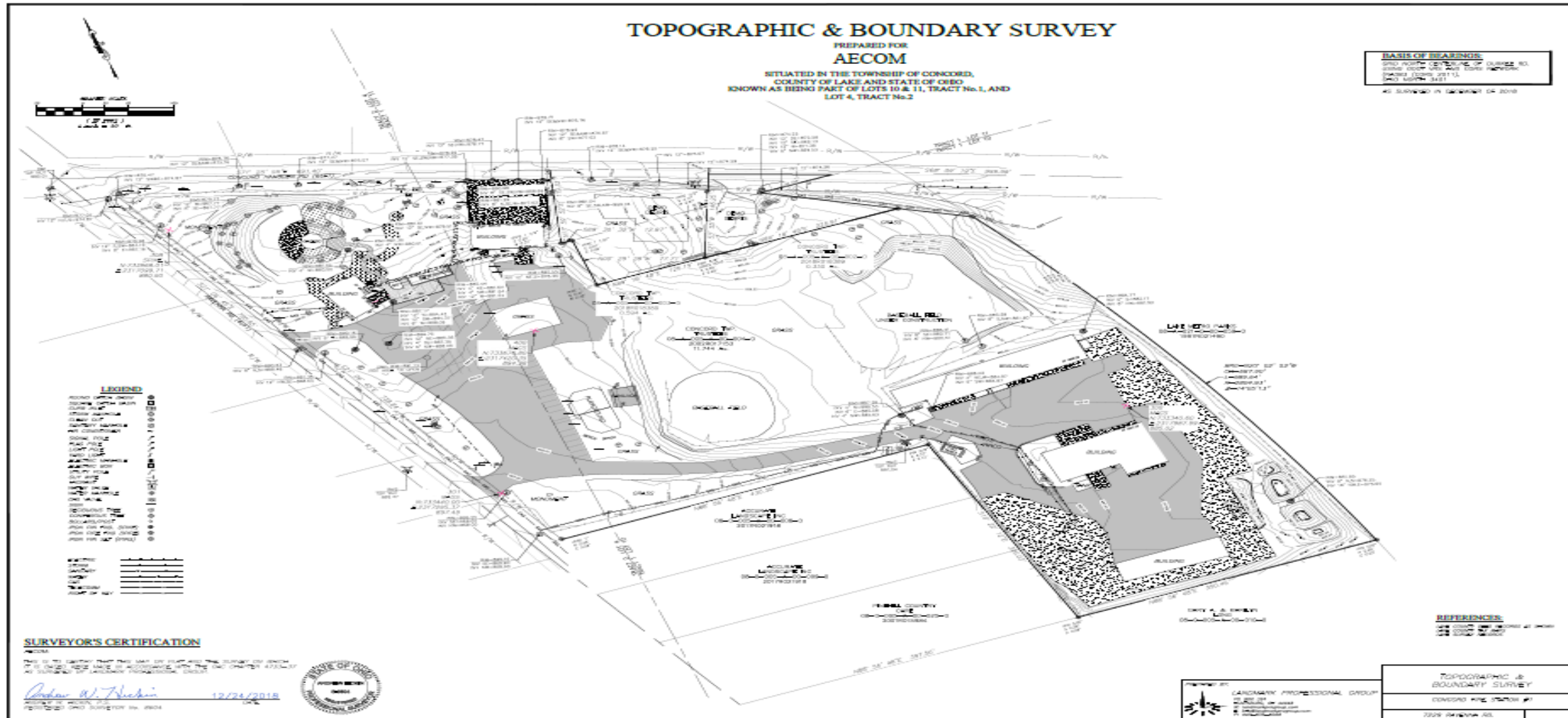
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## CONCORD TOWNSHIP FIRE STATIONS

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# Station #1 & Township Administration Site Survey





# Station #2 Site Survey

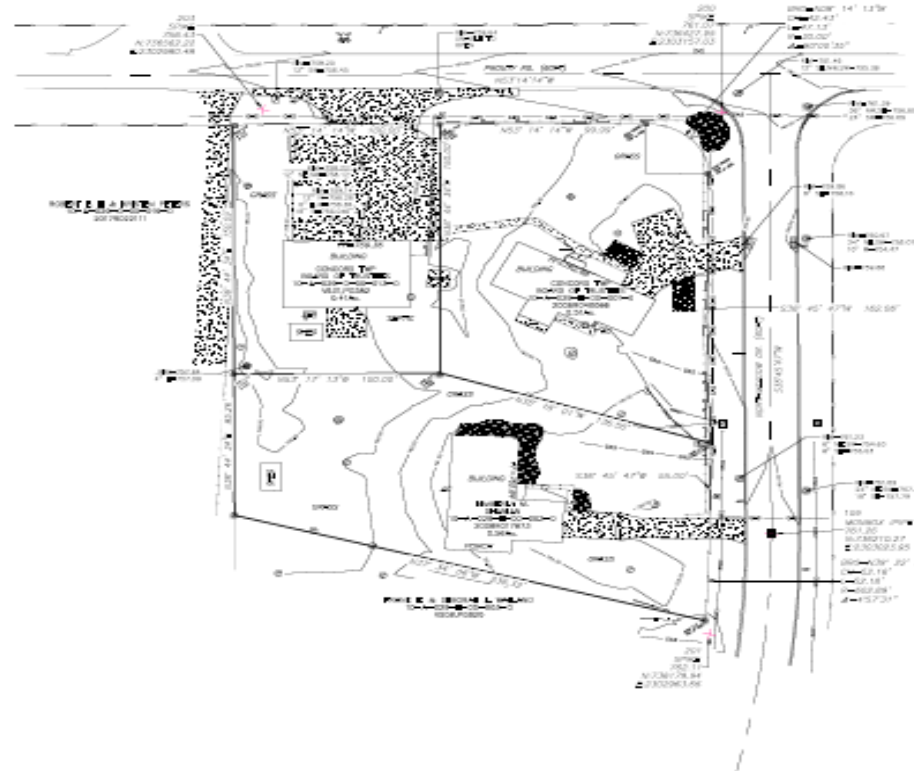


## TOPOGRAPHIC & BOUNDARY SURVEY PREPARED FOR AECOM

SITUATED IN THE TOWNSHIP OF CONCORD,  
COUNTY OF LAKE AND STATE OF OHIO  
KNOWN AS BEING PART OF BRIGHTWOOD COMMUNITY SUBDIVISION No. 2

**BASIS OF BEARING:**  
GRID NORTH - USING 8207 10S AND 8209S  
MAGNETIC NORTH - USING COGS 2011L  
GRID NORTH - 141°

AS SURVEYED IN SEPTEMBER OF 2018



**LEGEND**

	EASEMENT
	ELECTRIC UTILITY
	BOUNDARY OF SURVEY
	BOUNDARY OF ACREAGE
	BOUNDARY OF PARCEL
	BOUNDARY OF LOT
	BOUNDARY OF BLOCK
	BOUNDARY OF SUBDIVISION
	BOUNDARY OF TOWNSHIP
	BOUNDARY OF COUNTY
	BOUNDARY OF STATE
	BOUNDARY OF SECTION
	BOUNDARY OF RANGE
	BOUNDARY OF MERIDIAN
	BOUNDARY OF TOWNSHIP
	BOUNDARY OF COUNTY
	BOUNDARY OF STATE
	BOUNDARY OF SECTION
	BOUNDARY OF RANGE
	BOUNDARY OF MERIDIAN

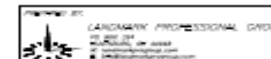
**SURVEYOR'S CERTIFICATION**

I, Andrew W. Heinke, do hereby certify that I am a duly licensed professional surveyor in the State of Ohio, and that the foregoing map was prepared by me or under my supervision, and that the same is true and correct according to the best of my knowledge and belief.

*Andrew W. Heinke*  
REGISTERED PROFESSIONAL SURVEYOR No. 62024



**REFERENCES**  
AS BOUNDARY SURVEY  
AS BOUNDARY SURVEY  
AS BOUNDARY SURVEY



TOPOGRAPHIC & BOUNDARY SURVEY  
STATION #2 SITE SURVEY  
10154 ABILITY RD.

# Next Steps

- Once sites are approved, the green light can be given to LEW to proceed with Geo-Tech of both sites
- We should have 1<sup>st</sup> draft of schematic floor plans by end of March
- Our current agreement with LEW takes us up to the completion of schematic design & massing (March/April)
- Cost Estimation done through LEW
- Establish project budget and begin steps for funding
- FD to hold open house of all facilities probably in April when new engine placed in service
- Begin negotiations for Phase 2 – construction documents

# Fire Inspector Status

- 4 Applications received for Full-Time Position
  - 2 Qualified candidates
  - Both interviewed and both passed on the offer
- Applications are being accepted for Part-Time Position
  - Some applicants are still interested in Full-Time Position
  - Need to re-advertise for Full-Time Position?



# Update on Rescue Pumper 1375

- Final Inspection January 28 & 29
  - Estimated delivery beginning of February
  - 1323 to be stored at Painesville Twp #3





# Projected Surplus Equipment Sales 2019



# Projected Capital Purchases

- 2019 – Station #1 Command Vehicle \$50,000
- 2020 – Ambulance \$220,000
- 2021 – Engine \$500,000

**Concord Township FD Station 1 & Township Administration  
Program Verification  
January 16, 2019**



**Fire Station Apparatus & Staffing:**

Vehicle Types	Number of Vehicles			Additional Information
Command - Pickup Truck	1			
Ambulances	2			
Engines	2			
Heavy Rescue	1			
Gator XUV with Trailer	1			
Tech Rescue - Pickup Truck	1			
Utility Vehicle	1			
Chief Vehicles	2			Parked Outside
Fire Prevention Vehicles	2			Parked Outside
<b>Total Number of Vehicles</b>	<b>13</b>			
Position	Number of People			
Shift Officer	1			
Firefighters	6			4 currently, plus 2 future. Combination of part time and full time, full time 24 hour shift at 0700, part time 0600-1200, 1200-1800, 1800-0600
Fire Prevention	4			
Administrative Assistant	1			730-1600 M-F
Deputy Fire Chief	1			700-1530 M-F (flex)
Fire Chief	1			800-1630 M-F (flex)
<b>Total Staff</b>	<b>14</b>			

**Building Program:**

Township Administration	Quantity	Area	Proposed Design	Additional Information
Reception Area	1	100	100	Could be shared lobby
Administrator Office	1	150	150	
Trustees Office	1	350	350	Workspace for each of three trustees, plus 4 person table.
Fiscal Office	1	150	150	Includes 2 workstations for fiscal officer and asst. fiscal officer
Human Resources Office	1	100	100	Includes 1 workstation plus two side chairs
Office Coordinator Office	1	100	100	
Office for Future Expansion	1	100	100	
Conference Room	1	300	300	Table for 16-18
Kitchenette	1	150	150	Full size appliances
Employee Restrooms	2	64	128	
Employee Coat Closet	1	100	100	
Work Room	1	150	150	Copier, Office Supplies, Telephone, Counter/Work Space, File Cabinets, Mail Slots?
Admin Storage	1	100	100	
Zoning Suite	1	500	500	Includes zoning Counter and three work stations for Director, Asst Inspector and Office Asst
Office Asst Office	1	100	100	
Economic Developer Office (future)	1	100	100	
General Storage	1	200	200	
Long Term File Storage	1	200	200	
Exterior Restrooms	2	64	128	Accessed directly from exterior for use by public during events (summer concert series, baseball games, etc)
<b>Total Administration</b>			<b>3,206</b>	
<b>Training Room/Public Meeting Room</b>				
Public Restrooms	2	200	400	Sized to serve public meeting room.
Training Room/Backup EOC/Public Meeting Room	1	2000	2000	Seating for 80 min, small tables for legal counsel, administrator, stenographer, and admin asst, plus elected officials
Storage for Tables and Chairs	1	200	200	Direct access from public meeting room
Video Equipment Storage	1	100	100	Direct access from public meeting room
Kitchenette	1	150	150	Adjacent to public meeting room
Public Coat Closet	1	160	160	Adjacent to public meeting room
<b>Total Training Room/Public Meeting Room</b>		<b>2,810</b>	<b>3,010</b>	



<b>Fire Administration</b>				
Watch Room	1	300	300	Workspace for 6, view to app bay and apron if possible in/near Lobby or Watch Room With Closet With Closet Includes work room functions Includes 4 workstations plus plan review area Includes space for IAFF storage cabinet Table for 10-12
Display Case	1	20	20	
Chief's Office	1	200	200	
Deputy Chief's Office	1	150	150	
Administrative Asst Office	1	200	200	
Records /Fire Prevention Storage	1	300	300	
Fire Prevention Suite	1	450	450	
Admin Storage	1	100	100	
Conference Room	1	240	240	
Coat Closet	1	50	50	
Single User Toilets	2	64	128	
Library/Study/Quiet Room	1	100	100	
<b>Total Fire Administration</b>		2,174	2,238	
<b>Dormitory</b>				
Single User Bunk Rooms	6	100	600	Includes bunk area with lockers, office area with 3 workstations, and single user toilet/shower area Includes (47) 18" wide lockers Includes reach-in closet for each shift 7 recliners 1 washer/1 dryer (high end residential)
Single User Toilet/Shower Rooms	3	80	240	
Shift Officers Suite	1	330	330	
Locker Room	1	360	360	
Kitchen	1	250	250	
Kitchen Storage/Pantry	3	20	60	
Dining	1	300	300	
Recycling Spaces	1	20	20	
Day Room	1	520	520	
Exercise/Weight	1	900	900	
Laundry	1	100	100	
<b>Total Dormitory</b>		2,980	3,680	
<b>Support</b>				
Janitor	2	50	100	25 sf per floor Interior AHUs
Mechanical	1	700	700	
Electrical	1	100	100	
Telecom/Radio	1	150	150	
Sprinkler	1	100	100	
General Storage	1	100	100	
Building Maintenance Storage	1	100	100	
<b>Total Support</b>		1,300	1,350	
<b>Operations</b>				
Apparatus Bay	1	4800	4800	Four bidirectional 16' x 75' Bays 4'-0" at front and rear. Additional 18" recommended on each side of the bays to allow for adequate circulation between the wall and the parked apparatus.
• Additional Space for Bifold Doors	1	512	512	
• Additional Space at sides of bay	1	249	249	
Apparatus Bay Storage	1	100	100	In transition zone Includes space for (3) 8ft wide racks and (1) 6ft wide rack Includes Mechanic Compressor, work bench, large tool box (55) 20" x 20" lockers In transition zone To house clean change of clothes to be used after decon. Includes SCBA compressor, bottle storage, and small workspace Includes Oxygen fill station Includes space for unassigned PPE gear to include hoods, gloves, and other turnout gear In transition zone
Alcove for Ice Machine	1	25	25	
Alcove for Mop Sink	1	25	25	
Hose Tower / Training Tower	1	250	250	
Hose Storage	1	200	200	
Shop	1	325	325	
Ready Gear (Lockers)	1	560	560	
Reserve Gear	1	135	135	
Decontamination Room	1	150	150	
Gear Laundry	1	100	100	
"Dirty" Shower/Toilets	3	80	240	
Alcove for Hand Sink	1	25	25	
Personal Lockers	1	100	100	
SCBA Room	1	200	200	
EMS Storage	1	200	200	
Training Storage	1	200	200	
Quartermaster Storage	1	150	150	
Alcove for Coat Hooks	1	50	50	
Ramp	2	150	300	
Outdoor Storage	1	200	200	
<b>Total Operations</b>			9,096	
<b>Building Subtotal</b>			22,580	

Stairs	4	480	1,920	2 remote stairs that each serve two floors
Elevator	2	100	200	1 elevator that serves two floors
Poles	0	70	0	Only if Training Room is on second floor
30% Horizontal Circulation & Construction --Horizontal Circulation --Construction	1	6,969	6,969	

Total Gross Area			31,669	
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**Additional Spaces:**  
25 dedicated parking spaces for fire department  
Dumpster and recycling bin  
Flag recycling bin  
Yard hydrant for training

Concord Township FD Station 2  
 Program Verification  
 January 15, 2019



**Fire Station Apparatus & Staffing:**

Vehicle Types	Number of Vehicles			Additional Information
Command - Pickup Truck	1			
Ambulance	1			
Enginer	1			
Total Number of Vehicles	3			
Position	Number of People			
Officer	1			3 current, plus 2 future. Combination of part time and full time, full time 24 hour shift at 0700, part time 0600-1200, 1200-1800, 1800-0600
Firefighters	5			
Total Staff	6			
<b>Fire Station Building Program:</b>				
<b>Fire Administration</b>				
Watch Room	1	200	200	Workspace for 6  Seating for 4 at table
Public Restroom	1	60	60	
Shift Officers Suite	1	330	330	
Library/Study	1	100	100	
Admin Storage	1	50	50	
<b>Total Administration</b>		740	740	
<b>Dormitory</b>				
Single User Bunk Rooms	5	100	500	Includes bed, small desk, and bedding storage  Includes (50) 18" wide lockers  Seating for 6  6 Recliners  1 washer/1 dryer (high end residential)
Single User Toilet/Shower Rooms	3	80	240	
Locker Room	1	360	360	
Kitchen	1	250	250	
Kitchen Storage/Pantry	3	20	60	
Dining	1	160	160	
Vending/Recycling	1	20	20	
Day Room	1	450	450	
Exercise/Weight	1	450	450	
Laundry	1	90	90	
Total Dormitory		1,980	2,580	
<b>Support</b>				
Janitor	1	25	25	
Mechanical	1	350	350	
Electrical	1	100	100	
Telecom/Radio	1	120	120	
Sprinkler	1	100	100	
General Storage	1	100	100	
Building Maintenance Storage	1	80	80	
Total Support		875	875	

<b>Operations</b>					
Apparatus Bay	1	2080	2080	Two 16' x 65' Bays 4'-0" at front and rear. Additional 18" recommended on each side of the bays to allow for adequate circulation between the wall and the parked apparatus.	
• Additional Space for Bifold Doors	1	256	256		
• Additional Space at sides of bay	1	219	219		
Apparatus Bay Storage	1	100	100		
Alcove for Ice Machine	1	25	25		To be located in transition zone
Alcove for Hand Washing	1	25	25		To be located in transition zone
Hose Storage	1	100	100		
Shop	1	200	200		
Compressor	1	30	30		
Ready Gear (Lockers)	1	275	275		20" x 20" lockers, min of 25
Reserve Gear	1	60	60		
Decontamination Room	1	100	100		
Gear Laundry	1	100	100		
"Dirty" Shower/Toilets	2	80	160	To house clean change of clothes to be used after decon.	
Personal Lockers	1	60	60		
Mop Sink	1	25	25		
EMS Storage	1	100	100		
Ramp	2	150	300		
Outdoor Storage	1	200	200		
<b>Total Operations</b>			<b>4,415</b>		
<b>Building Subtotal</b>					
30% Horizontal Circulation & Construction	1	2,583	2,583		
--Horizontal Circulation					
--Construction					
<b>Total Gross Area</b>			<b>11,193</b>		
<b>Additional Spaces:</b>					
Parking for 15					



# CONCORD – PAINESVILLE JEDD

January 25, 2019

# 2018 Accomplishments

- ✓ Completed Marketing material from PCIC Grant
  - ✓ *Flash drives*
  - ✓ *Post-it notes*
  - ✓ *Tri-fold brochure*
- ✓ Administrative Procedure Updates
  - ✓ *Records Retention and Public Records Policies*
  - ✓ *Credit Card Policy*
- ✓ ICSC 2018 Participation
- ✓ Economic Incentive Package Adopted
  - ✓ *Issued 1<sup>st</sup> Incentive: Quail Developers*
- ✓ Completed 4<sup>th</sup> JEDD Expansion

# 2018 Revenue and Expenses

- Total receipts: \$1,103,806.76
- Concord Distribution: \$739,400.42
- Painesville Distribution:  
\$246,453.80
- JEDD Distribution: \$85,423.22
- 5.87% increase over 2017
- Reduced expenses
  - *Risinger/Holabird & Root*
- JEDD increased its ending balance by over \$44,000. (103%)
- Ending Balance: \$86,951
- Funds Available for Incentives



# 2019

- By-Laws Update
- Participation in ICSC May 19-22
- Work on JEDD Expansion
  - *Engage new development*
  - *Continue working on vacant land*
  
- Marketing of 7 acre parcel – Next steps





# JEDD PARTICIPANTS




  
 Business Corridor
   
 JEDD Participants
   
 Potential Members

Map updated January 2019.



**PROJECT INFORMATION**

**2-STORY FIRE STATION:**  
 16,655 SF – FIRST FLOOR  
 9,685 SF – SECOND FLOOR  
 26,340 SF - TOTAL

**2-STORY TOWNSHIP ADMINISTRATION:**  
 2,800 SF – FIRST FLOOR  
 2,800 SF – SECOND FLOOR  
 5,600 SF - TOTAL

**2-STORY SHARED PUBLIC LOBBY:**  
 614 SF – FIRST FLOOR  
 614 SF – SECOND FLOOR  
 1,228 SF TOTAL

**PARKING:**  
 31 SPACES FOR TOWNSHIP  
 24 SPACES FOR FIRE STATION  
 35 SPACES FOR SPORTS FIELDS

**NOTES:**  
 THIS CONCEPTUAL SITE PLAN HAS BEEN DEVELOPED WITH VEHICULAR ENTRANCES FOR EMERGENCY APPARATUS OFF BOTH RAVENNA RD AND CONCORD HAMB DEN ROAD TO ENSURE MAXIMUM FLEXIBILITY OF RESPONSE PATH AND IN AN EFFORT TO ALLOW THE FIRE STATION TO MAINTAIN THE CURRENT ADDRESS OF 11600 CONCORD-HAMB DEN RD.

IT IS UNDERSTOOD THAT THE NEW SOFTBALL FIELD WILL REMAIN UNCHANGED THROUGHOUT THE DURATION OF CONSTRUCTION ON THIS SITE. THIS CONCEPTUAL SITE PLAN INCLUDES A PROPOSED DEDICATED PARKING AREA FOR THE SOFTBALL FIELDS IN AN EFFORT TO MINIMIZE THE NEED FOR SPECTATORS OR PLAYERS TO TRAVERSE THE FIRE STATION APRONS.

THIS SITE PLAN ASSUMES THAT THE EXISTING STATION 1 BUILDING WILL REMAIN OPERATIONAL DURING THE CONSTRUCTION OF THE NEW STATION 1 AND NEW STATION 2 FACILITIES.

**LEGEND:**

	PROPERTY LINE
	SETBACK LINE
	PARKING SETBACK
	ASPHALT
	CONCRETE
	SIDEWALK
	PROPOSED BUILDING



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**PROJECT INFORMATION**

**2-STORY FIRE STATION:**  
 16,655 SF – FIRST FLOOR  
 9,685 SF – SECOND FLOOR  
 26,340 SF - TOTAL

**2-STORY TOWNSHIP ADMINISTRATION:**  
 2,800 SF – FIRST FLOOR  
 2,800 SF – SECOND FLOOR  
 5,600 SF - TOTAL

**2-STORY SHARED PUBLIC LOBBY:**  
 1,120 SF – FIRST FLOOR  
 1,120 SF – SECOND FLOOR  
 2,240 SF TOTAL

**PARKING:**  
 58 SPACES FOR TOWNSHIP  
 24 SPACES FOR FIRE STATION  
 43 SPACES FOR SOFTBALL FIELD

**NOTES:**

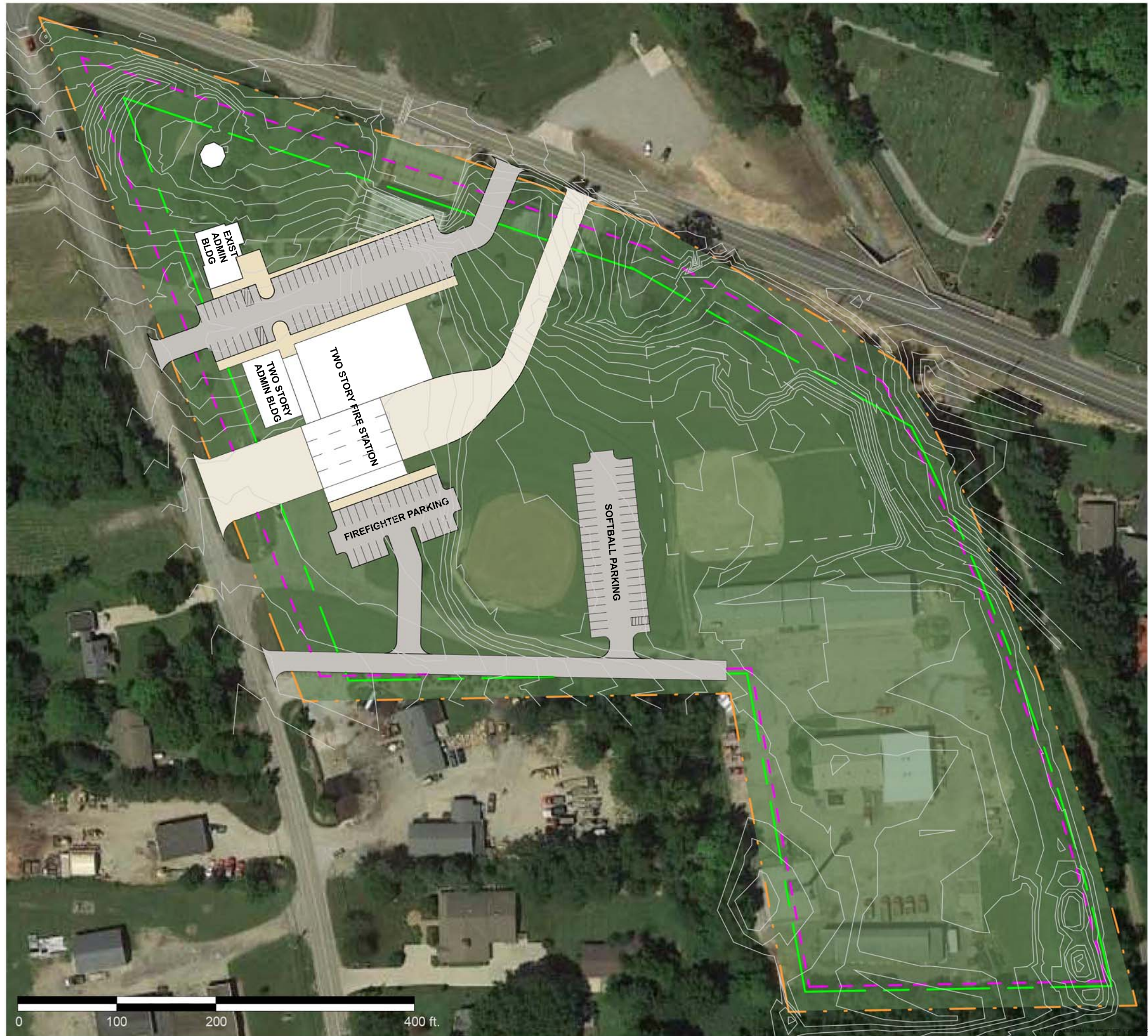
THIS CONCEPTUAL SITE PLAN HAS BEEN DEVELOPED WITH VEHICULAR ENTRANCES FOR BOTH PERSONNEL VEHICLES AND EMERGENCY APPARATUS OFF RAVENNA RD AND CONCORD HAMB DEN ROAD TO ENSURE MAXIMUM FLEXIBILITY OF RESPONSE PATH AND IN AN EFFORT TO ALLOW THE FIRE STATION TO MAINTAIN THE CURRENT ADDRESS OF 11600 CONCORD-HAMB DEN RD.

IT IS UNDERSTOOD THAT THE NEW SOFTBALL FIELD WILL REMAIN UNCHANGED THROUGHOUT THE DURATION OF CONSTRUCTION ON THIS SITE. THIS CONCEPTUAL SITE PLAN INCLUDES A PROPOSED DEDICATED PARKING AREA FOR THE SOFTBALL FIELDS IN AN EFFORT TO MINIMIZE THE NEED FOR SPECTATORS OR PLAYERS TO TRAVERSE THE FIRE STATION APRONS.

THE CONSTRUCTION OF THE NEW PARKING LOT SHOWN IN THIS DESIGN WILL BE PHASED TO ALLOW FOR THE EXISTING STATION 1 TO REMAIN OPERATIONAL DURING CONSTRUCTION OF THE NEW STATION 1 AND NEW STATION 2. UPON COMPLETION OF THE NEW FIRE STATION FACILITIES, THE EXISTING STATION 1 WILL BE DEMOLISHED AND THE PARKING AREAS AND SITE WORK IN THE AREA OF THE EXISTING STATION WILL BE COMPLETED.

**LEGEND:**

	PROPERTY LINE
	SETBACK LINE
	PARKING SETBACK
	ASPHALT
	CONCRETE
	SIDEWALK
	PROPOSED BUILDING





**PROJECT INFORMATION**

**2-STORY FIRE STATION:**  
 16,655 SF – FIRST FLOOR  
 9,685 SF – SECOND FLOOR  
 26,340 SF - TOTAL

**2-STORY TOWNSHIP ADMINISTRATION:**  
 2,800 SF – FIRST FLOOR  
 2,800 SF – SECOND FLOOR  
 5,600 SF - TOTAL

**2-STORY SHARED PUBLIC LOBBY:**  
 1,215 SF – FIRST FLOOR  
 1,215 SF – SECOND FLOOR  
 2,430 SF TOTAL

**PARKING:**  
 52 SPACES FOR TOWNSHIP  
 22 SPACES FOR FIRE STATION  
 43 SPACES FOR SOFTBALL FIELD

**NOTES:**

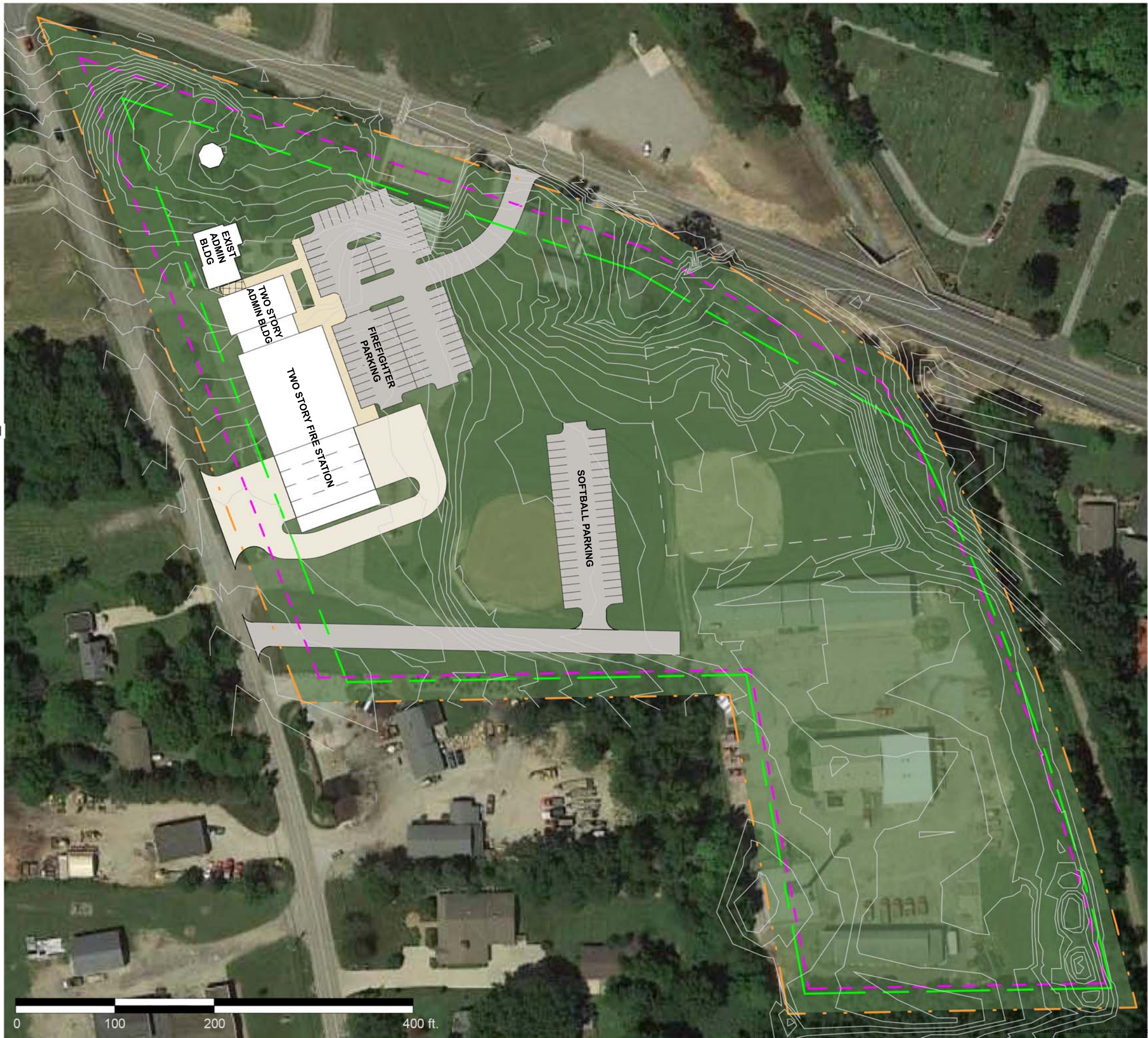
THIS CONCEPTUAL SITE PLAN HAS BEEN DEVELOPED WITH VEHICULAR ENTRANCES FOR PERSONNEL VEHICLES OFF CONCORD HAMBDEN ROAD IN AN EFFORT TO ALLOW THE FIRE STATION TO MAINTAIN THE CURRENT ADDRESS OF 11600 CONCORD-HAMBDEN RD.

IT IS UNDERSTOOD THAT THE NEW SOFTBALL FIELD WILL REMAIN UNCHANGED THROUGHOUT THE DURATION OF CONSTRUCTION ON THIS SITE. THIS CONCEPTUAL SITE PLAN INCLUDES A PROPOSED DEDICATED PARKING AREA FOR THE SOFTBALL FIELDS IN AN EFFORT TO MINIMIZE THE NEED FOR SPECTATORS OR PLAYERS TO TRAVERSE THE FIRE STATION APRONS.

THE CONSTRUCTION OF THE NEW PARKING LOT SHOWN IN THIS DESIGN WILL BE PHASED TO ALLOW FOR THE EXISTING STATION 1 TO REMAIN OPERATIONAL DURING CONSTRUCTION OF THE NEW STATION 1 AND NEW STATION 2. UPON COMPLETION OF THE NEW FIRE STATION FACILITIES, THE EXISTING STATION 1 WILL BE DEMOLISHED AND THE PARKING AREAS AND SITE WORK IN THE AREA OF THE EXISTING STATION WILL BE COMPLETED.

**LEGEND:**

	PROPERTY LINE
	SETBACK LINE
	PARKING SETBACK
	ASPHALT
	CONCRETE
	SIDEWALK
	PROPOSED BUILDING



C:\Users\lemay\Documents\Concord FS - 2018\_Architectural



**PROJECT INFORMATION**

**2-STORY FIRE STATION:**  
 16,655 SF – FIRST FLOOR  
 9,685 SF – SECOND FLOOR  
 26,340 SF - TOTAL

**2-STORY TOWNSHIP ADMINISTRATION:**  
 2,800 SF – FIRST FLOOR  
 2,800 SF – SECOND FLOOR  
 5,600 SF - TOTAL

**2-STORY SHARED PUBLIC LOBBY:**  
 1,215 SF – FIRST FLOOR  
 1,215 SF – SECOND FLOOR  
 2,430 SF TOTAL

**PARKING:**  
 62 SPACES FOR TOWNSHIP  
 26 SPACES FOR FIRE STATION  
 21 SPACES FOR SOFTBALL FIELD

**NOTES:**

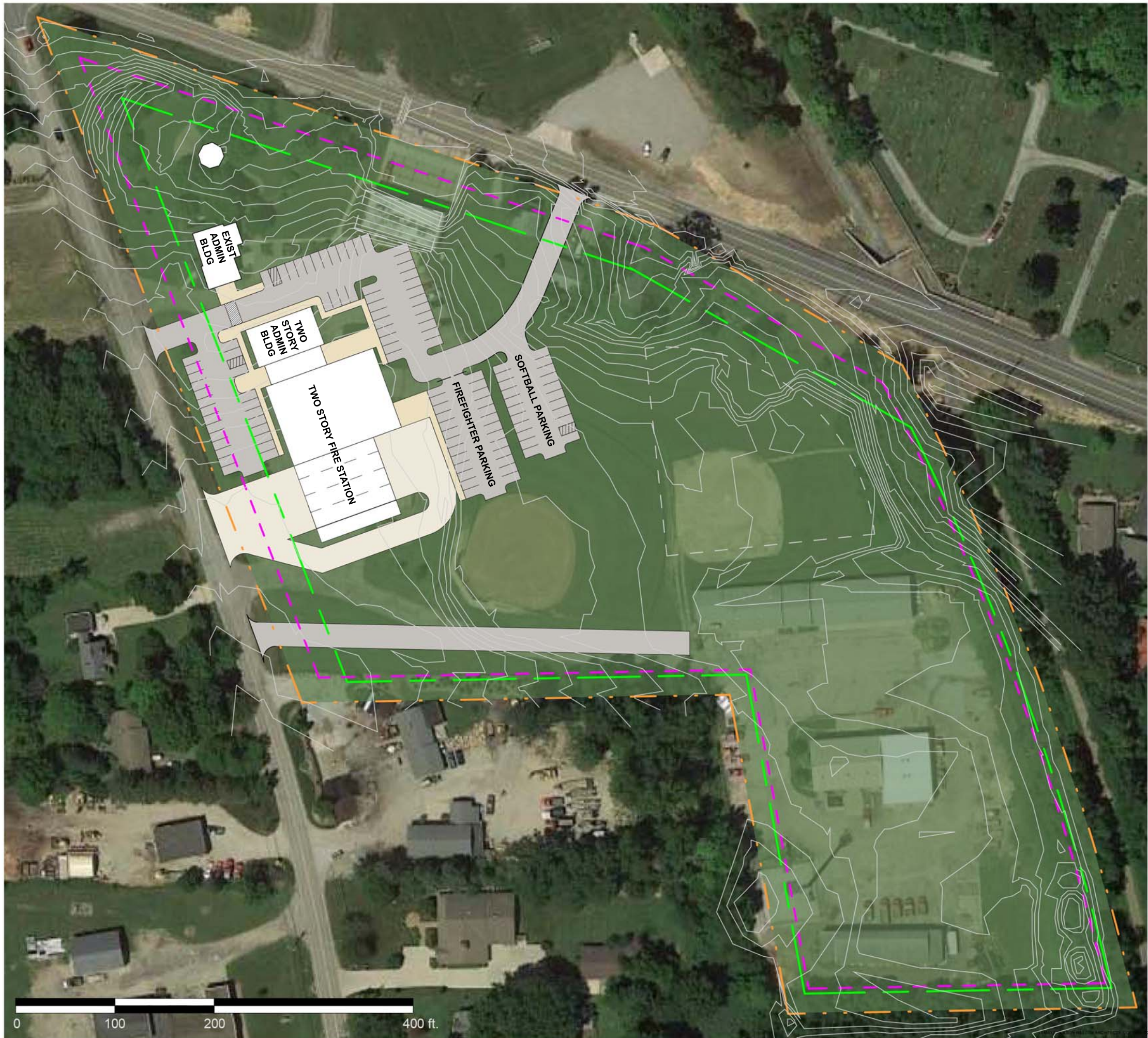
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THE CONSTRUCTION OF THE NEW PARKING LOT SHOWN IN THIS DESIGN WILL BE PHASED TO ALLOW FOR THE EXISTING STATION 1 TO REMAIN OPERATIONAL DURING CONSTRUCTION OF THE NEW STATION 1 AND NEW STATION 2. UPON COMPLETION OF THE NEW FIRE STATION FACILITIES, THE EXISTING STATION 1 WILL BE DEMOLISHED AND THE PARKING AREAS AND SITE WORK IN THE AREA OF THE EXISTING STATION WILL BE COMPLETED.

**LEGEND:**

	PROPERTY LINE
	SETBACK LINE
	PARKING SETBACK
	ASPHALT
	CONCRETE
	SIDEWALK
	PROPOSED BUILDING



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**PROJECT INFORMATION**








**1-STORY FIRE STATION:**  
11,400 SF – FIRST FLOOR

**PARKING:**  
15 SPACES

**NOTES:**

THIS PROPOSED SITE DESIGN ASSUMES THE THREE PARCELS WITH THE EXISTING STATION 2, THE EXISTING FIRE PREVENTION OFFICES, AND THE SINGLE FAMILY HOUSE ON NORTH MEADOW DRIVE WILL BE CONSOLIDATED INTO A SINGLE PARCEL.

THE PARKING ON THIS PROPOSED DESIGN ENCROACHES INTO THE REQUIRED PARKING SETBACK ALONG NORTH MEADOW DR WHICH WILL REQUIRE COORDINATION WITH THE ZONING DEPARTMENT.

LEGEND:	
	PROPERTY LINE
	BUILDING SETBACK LINE
	PARKING SETBACK LINE
	ASPHALT
	CONCRETE
	SIDEWALK
	PROPOSED BUILDING



## Proposed Bicentennial Budget

Month	Date	Event	Appropriation
<i>December 2021</i>		Midnight New Year's Ball Drop	\$20,000
<i>January 2022</i>		Commemoration of firstborn	\$100
		Throwback Thursdays	\$0
<i>February 2022</i>		LOVE Concord Cocktail Parties	\$0
		Wine & Dine Event	\$0
		LOVE Concord Merchandise	\$5,000
<i>March 2022</i>		March 8 Founders Day Breakfast	\$5,000
<i>April 2022</i>		Historical Marker Preservation & Dedication	\$30,000
		April 19 Battle of Concord & Lexington	\$0
<i>May 2022</i>		Kentucky Derby Gala	\$20,000
		5K Run/Derby Theme	\$1,000
<i>June 2022</i>		Grand Ball - Black Tie Gala (minus music)	\$15,000
		Cleveland Pops/Jazz Ensemble	\$18,000/\$6,000
<i>July 2022</i>		Special Summer Concert Series	\$15,000
		Family Movie Nights	\$2,000
<i>August 2022</i>		Concord Community Day	\$55,000
		Safety Day	\$2,000
		Alumni Weekend/Wiffle Ball Tourny	\$1,000
<i>September 2022</i>		Old Stone School Presentation	\$100
		Concord HS Game Day	\$500
<i>October 2022</i>		Spirits Cemetery Tours	\$100
		Spirit of Concord Signature Drink Booklet	\$200
		33rd Annual Photo Contest	\$500
<i>November 2022</i>		Thank You Concord Thanksgiving Luncheon	\$1,000
		Veterans Day Breakfast	\$1,000
<i>December 2022</i>		Grand Finale Christmas Tree Lighting	\$5,000
		Event TOTAL w/ Full POPS	\$197,500
		Event TOTAL w/ Jazz Ensemble	\$185,500
<b>Additional Costs:</b>			
Marketing		For ALL Events	\$10,000
Merchandise			\$5,000
Other/Cush			\$5,000
		Additional Costs TOTAL	
<b>GRAND TOTAL</b>			<b>\$217,500</b>

Ticket Sales to cover partial costs

Sponsorship & Partnership Opportunities





# Funding a construction project

OPTIONS FOR THE FIRE STATIONS

# Funding

- ▶ Projected cost \$18-\$20 mil
- ▶ Current funding sources
  - ▶ JEDD
  - ▶ TIF
  - ▶ General and Capital Project Funds
- ▶ Possible funding sources
  - ▶ SIB Loan
  - ▶ Bonds
  - ▶ State Capital Budget and/or grants



# Funding

- ▶ Debt service on financing options
  - ▶ Using average interest of 3%
  - ▶ Annual debt service is as follows:
    - ▶ \$18 mil - \$910,668.00/year x 30 years
    - ▶ \$15 mil - \$758,892.00/year x 30 years
    - ▶ \$10 mil - \$505,920.00/year x 30 years
- ▶ JEDD Revenue (2018) ~\$750k
- ▶ TIF Revenue (2018) ~\$200k
- ▶ Capital Projects ~\$85k

# Funding

- ▶ Options:
  - ▶ State Capital Budget line item (next budget cycle)
  - ▶ Direct JEDD and TIF funds towards the project
  - ▶ Taxpayer levy for the lion share
    - ▶ 1 mil = \$692,715/year (actual is approx. \$600k)
      - ▶ \$35.00/year for each mil (1.5 mil = \$52.50/year per \$100k)
    - ▶ Possible to run this as a facilities/infrastructure levy and go continuous. That way it can be utilized for other projects
      - ▶ Community Center, Cemetery expansion, roofs, parking lots, parks, ballfields, etc...



# Funding

- ▶ Administrator's recommendation:
  - ▶ Utilize TIF and JEDD Funds to cover 50 percent of the construction
    - ▶ ~\$10 mil with debt service of ~\$505k
  - ▶ Run a Facilities/Infrastructure/land levy at 1 mil continuous to cover 50 percent of the construction. Run in Nov 2019.
    - ▶ ~\$10 mil with debt service of ~\$505k. Balance of levy revenue placed into a facilities/infrastructure/land fund for future projects.

# CONCORD TOWNSHIP RECREATION DEPARTMENT

FIVE YEAR STRATEGIC PLAN



# MISSION

“To promote a sense of community in Concord Township through engaging and innovative programming while maximizing the value of our facilities as places where residents may enjoy recreational, social, educational and cultural programs and services.”

# 5 Year Strategic Plan

- 2019 Bicentennial Planning; Facility Updates; Grapevine Options
- 2020 Bicentennial Planning; Repave Parking Lot; Pavilion at OSS
- 2021 Bicentennial Planning; Staffing Assessment
- 2022 Bicentennial Year
- 2023 New Normal

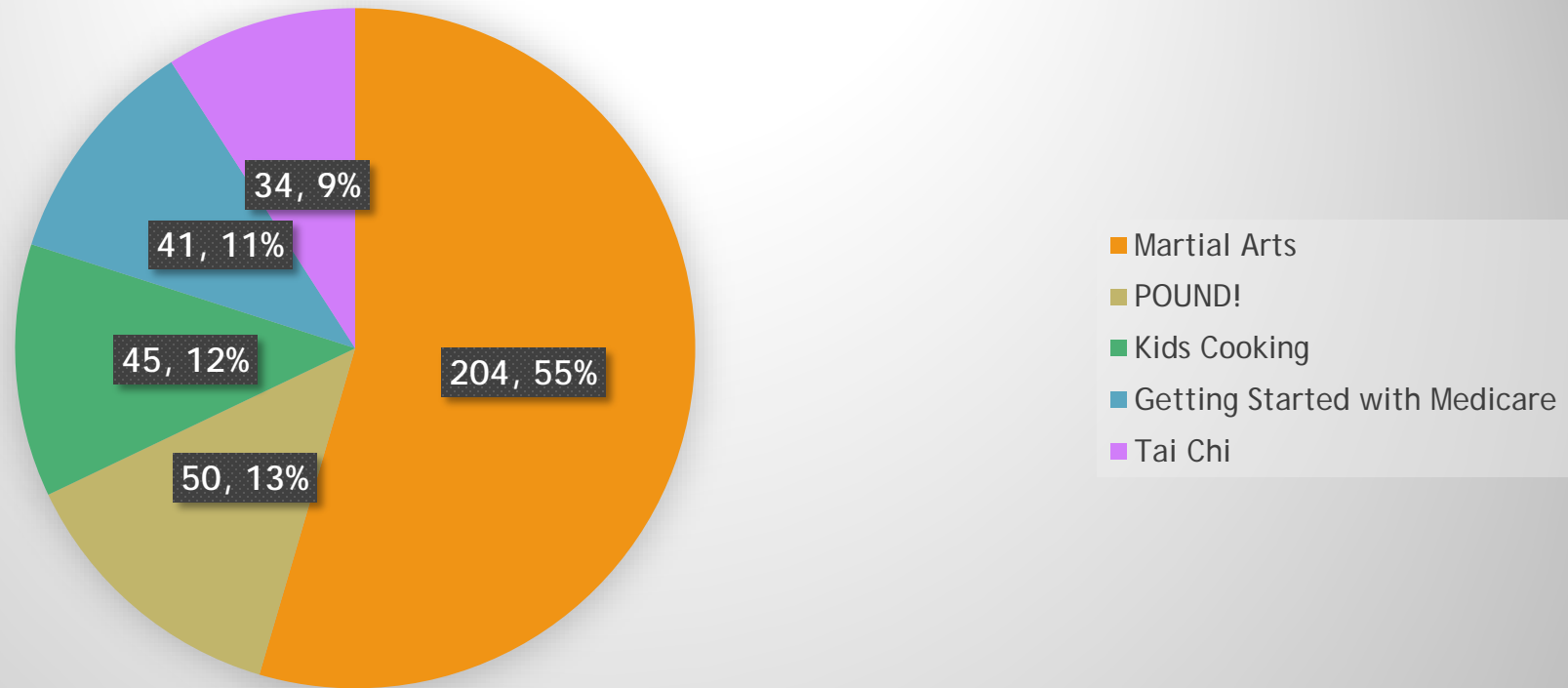
*This plan assumes the Recreation Department remains at the Concord Community Center.  
If the department location changes, so does the plan.*



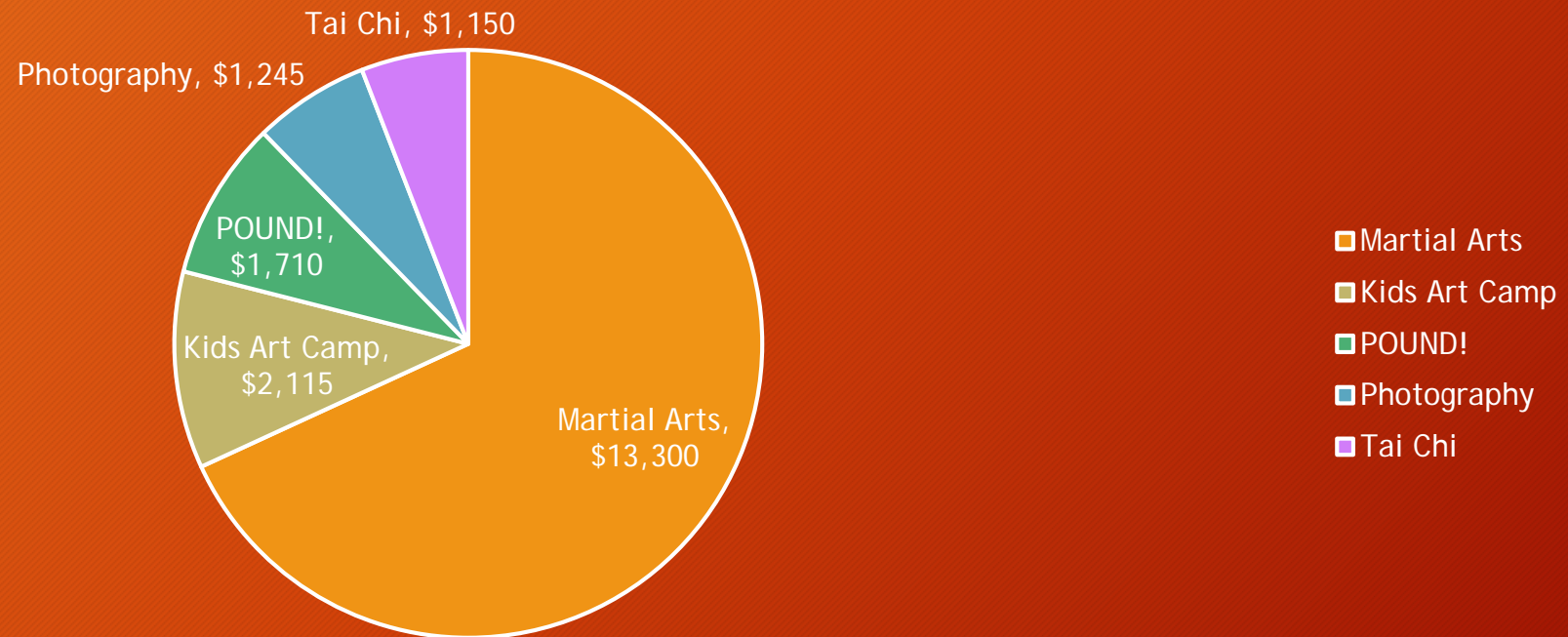
# Today's Recreation Agenda

- 2018 in Review
- Bicentennial Planning
  - Bicentennial Budget
  - Images of America Book Author Proposal

# 2018 Top 5 Classes by Registration

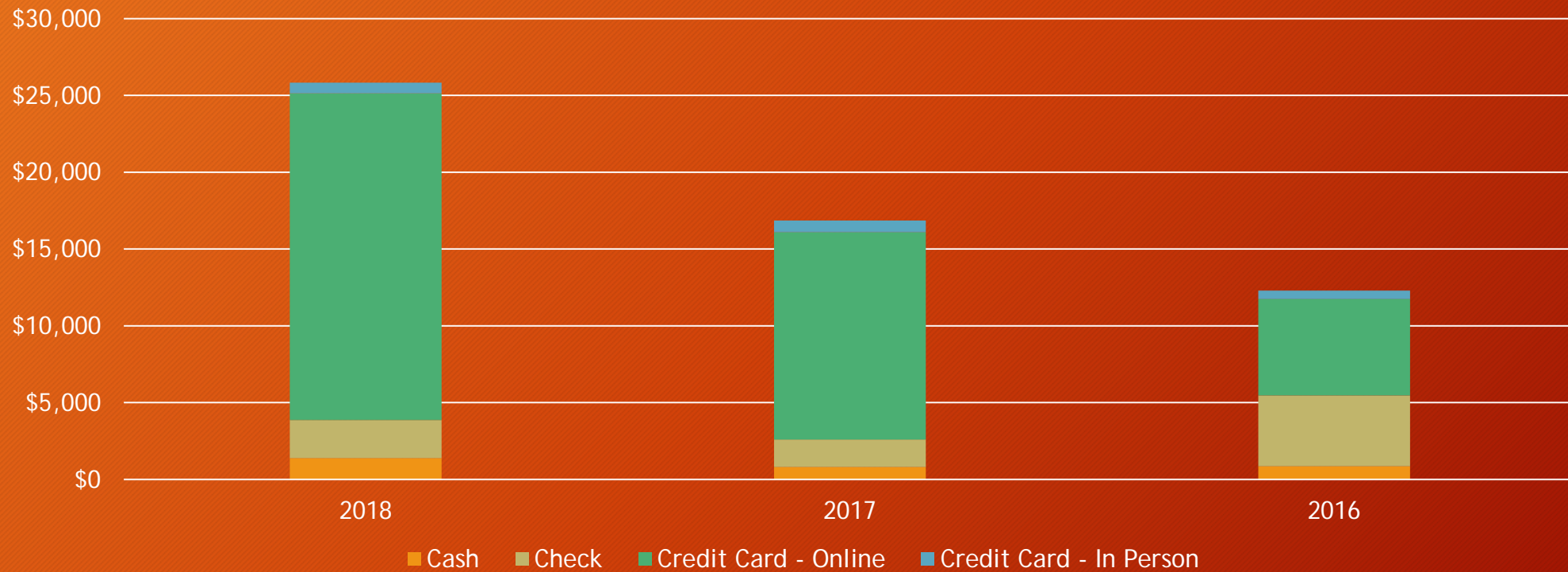


# 2018 Top 5 Classes by Gross Revenue





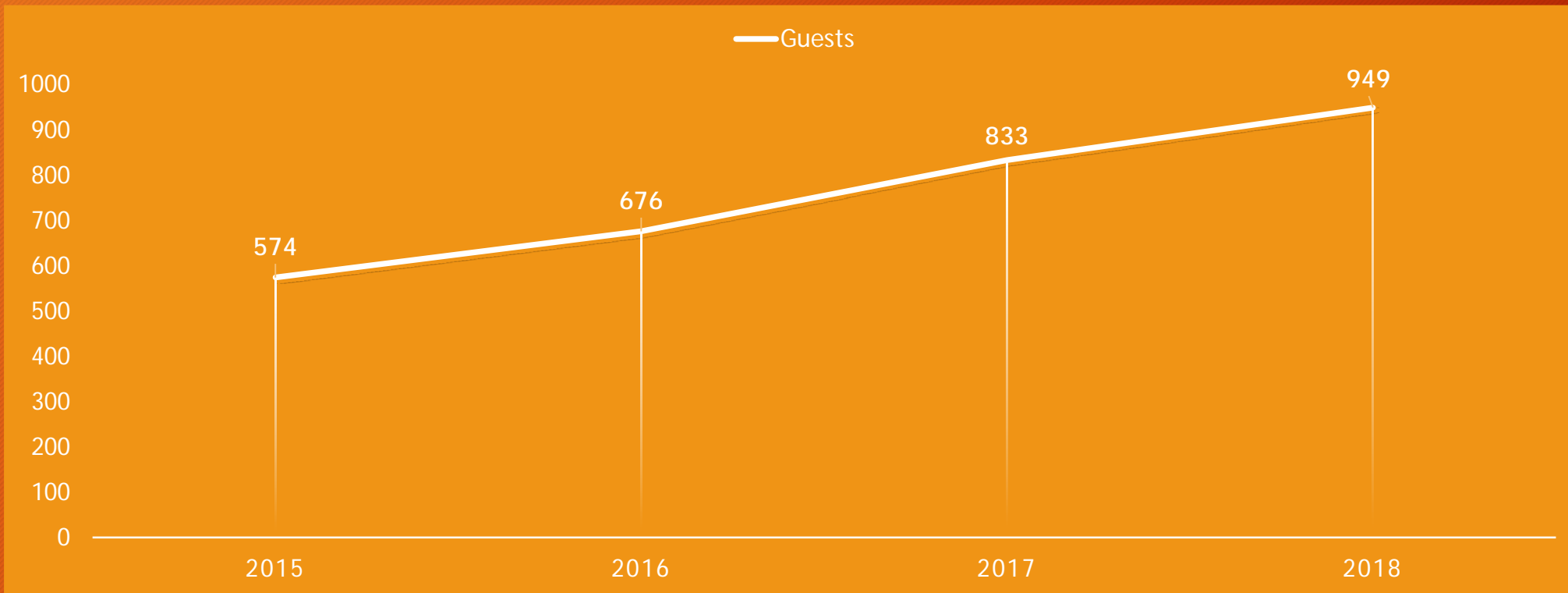
# Class Revenue by Year



# 2018 Community Events & Contests

- Easter Egg Hunt
- Community Garage Sales
- Summer Concert Series
- Concord Community Day
- Old Stone School Programs
- Bridal Show/Resale Event
- Halloween Haunt
- Christmas Tree Lighting Celebration
- Spring Scavenger Hunt Contest
  - 3 Entrants
- Fall Scarecrow Contest
  - 2 Entrants
- Annual Photo Contest
  - 26 Entrants
- Light Up Concord Contest
  - 9 Entrants

# Senior Program Attendance





# 2018 Most Popular Senior Programs

Bingo, 74 guests

Candidates Forum, 65 guests

Mistresses of John F Kennedy, 61 guests

Frank Lloyd Wright, 60 guests

Mother's Day Tea, 52 guests

Neil Zurcher, 51 guests

Dorothy Fuldheim, 49 guests

Cleveland Mafia, 49 guests

History of Cleveland Flats, 46 guests

*Increased partnerships with local assisted living facilities*

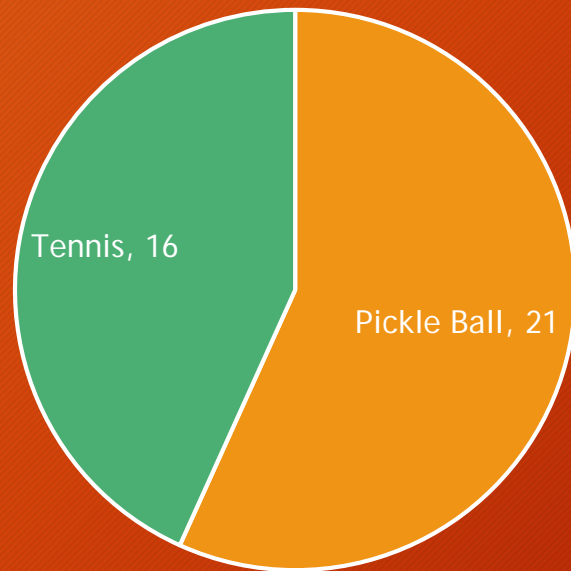
# 2019: Hey Concord, Recreation Wants to Know...

- Favorite Holiday Stress Reliever
  - *Staying Home*
  - *Going to Zoo*
  - *Family Activities like Ice Skating*
- Favorite New Year's Eve Family Activity
  - *Live Music*
  - *Geocaching*
  - *Antiquing*
  - *Cooking*
  - *Exercising*
  - *Night Out without Kids*
  - *Sledding*
- Pickle Ball or Tennis
- Favorite Local Band
- Favorite Sport to play



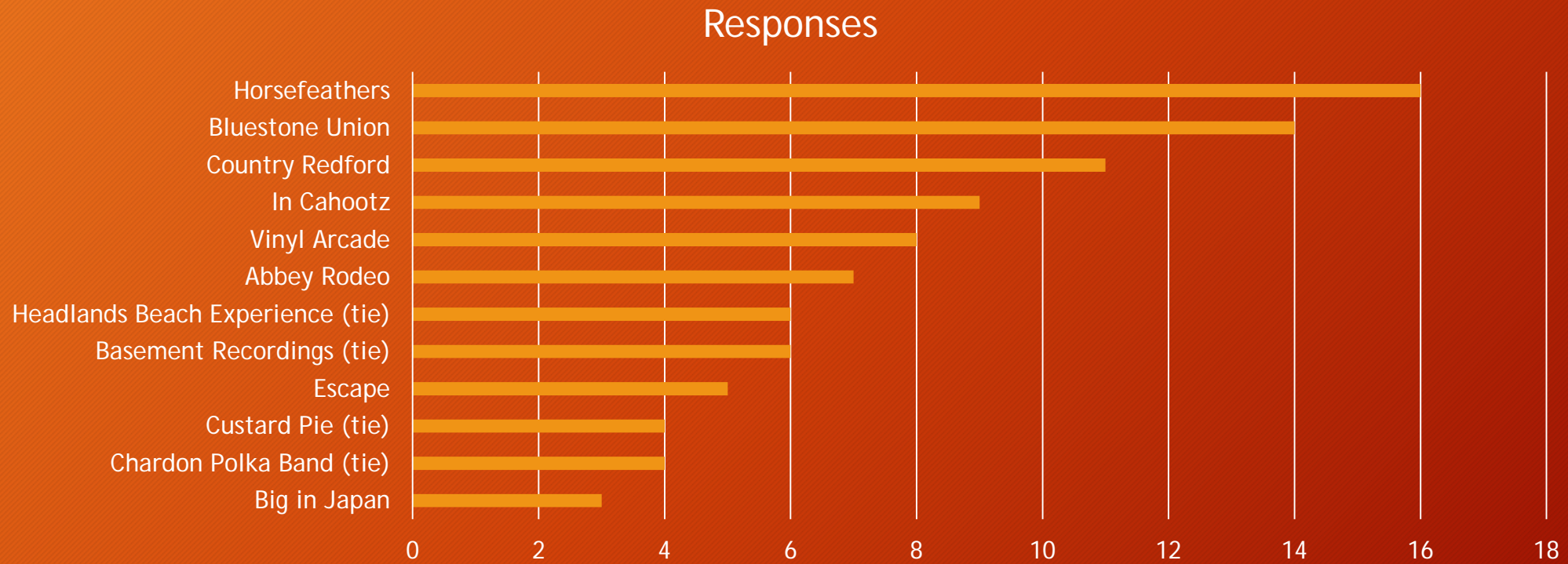
# Pickle Ball or Tennis

Preference

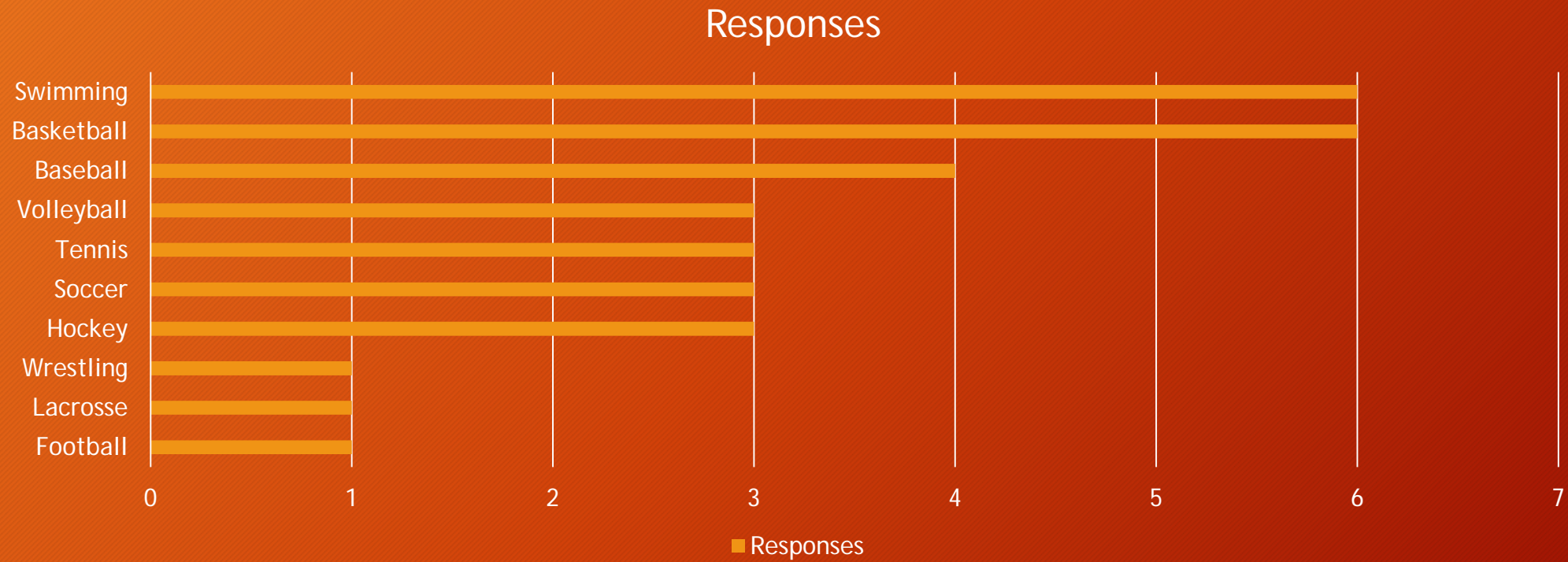


■ Pickle Ball ■ Tennis

# Favorite Local Band (Top 10)



# Favorite Sport (To Play)





# Potential Upcoming Posts

- 1/28/19: Favorite Local Food Truck
- 2/4/19: *Most Scenic Winter Location in Concord*
- 2/11/19: *Concord Sticker or Window Cling*
- 2/18/19: *Favorite Craft Beer*
- 2/25/19: *Favorite Concord Geocaching Spot*
- 3/4/19: *Favorite Local Winery*
- 3/11/19: *Favorite Sports Mascot*
- 3/18/10: *Favorite thing to see in a parade*
- 3/25/19: *Rent a party room or party at home*

# Bicentennial Planning

- Bicentennial Budget
- Images of America Book, Arcadia Publishing



# Proposed Bicentennial Budget

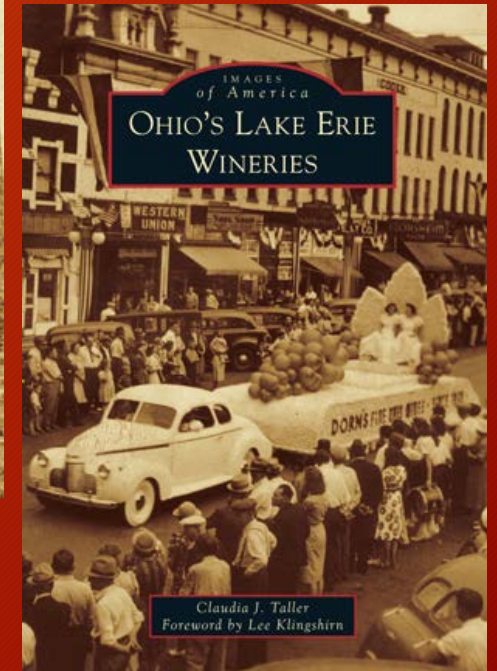
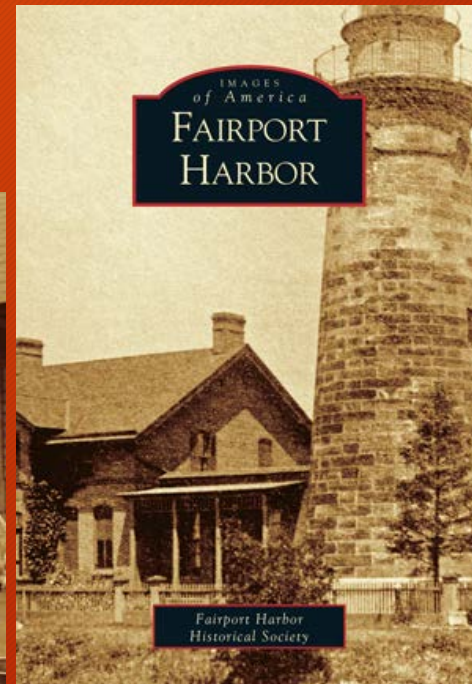
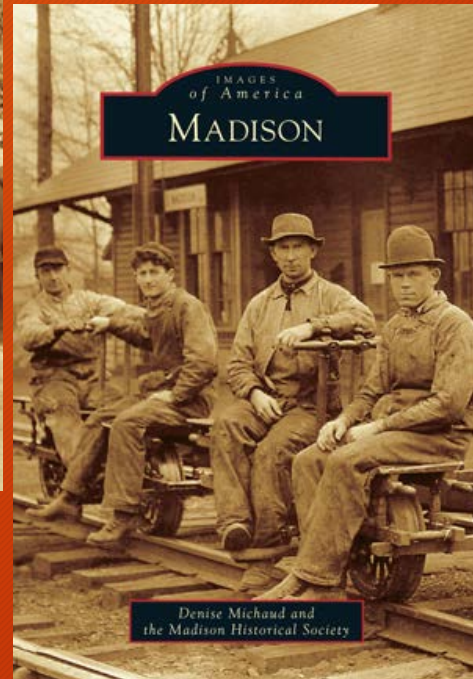
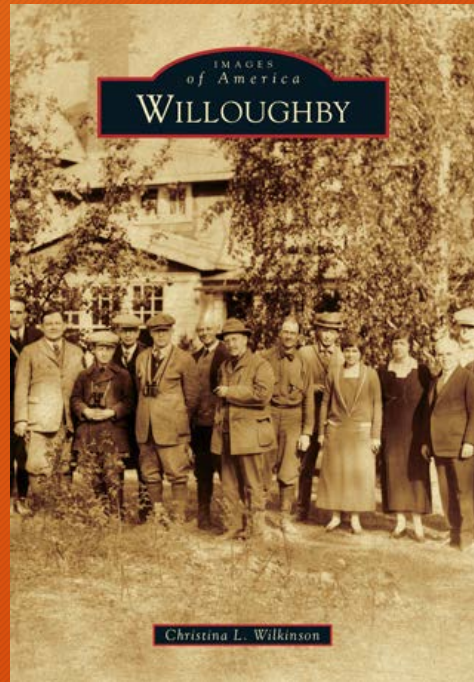
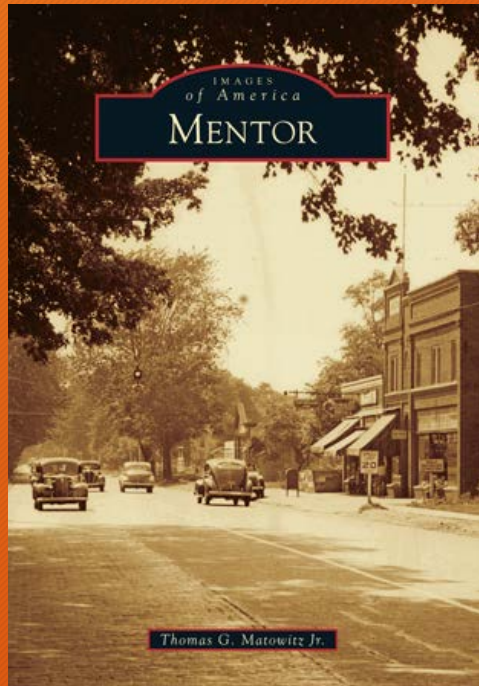
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<i>December 2022</i>		Grand Finale Christmas Tree Lighting	\$5,000
		<b>Event TOTAL w/ Full POPS</b>	<b>\$197,500</b>
		<b>Event TOTAL w/ Jazz Ensemble</b>	<b>\$185,500</b>
<b>Additional Costs:</b>			
<b>Marketing</b>		For ALL Events	\$10,000
<b>Merchandise</b>			\$5,000
<b>Other/Cush</b>			\$5,000
		<b>Additional Costs TOTAL</b>	
		<b>GRAND TOTAL</b>	<b>\$217,500</b>
Ticket Sales to cover partial costs			
Sponsorship & Partnership Opportunities			

# Potential Bicentennial Funding Sources

- Partnerships and Sponsors
  - 2019 Packet
  - Bicentennial Packet
- Grants
- Ticket Sales
- Fundraising Events
- Naming Fees
- Concord Township Foundation
- Concord Township Funding Commitment



# Bicentennial Book: Local Books Already in Publication



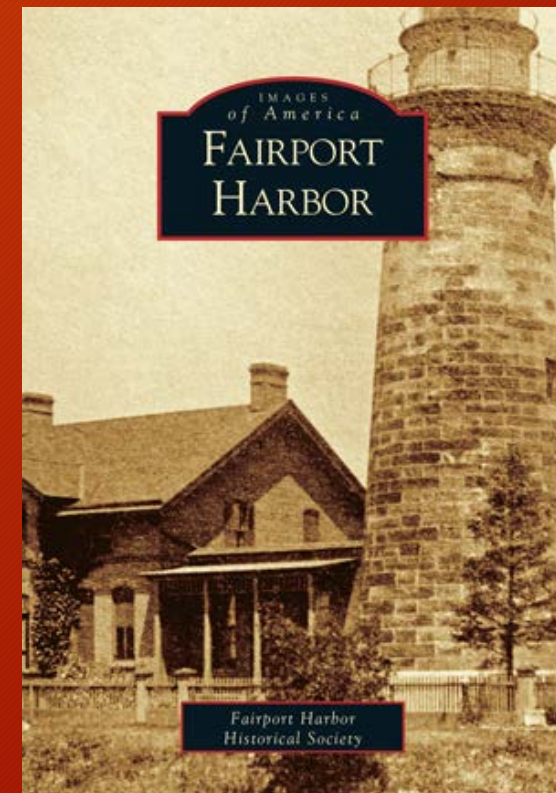
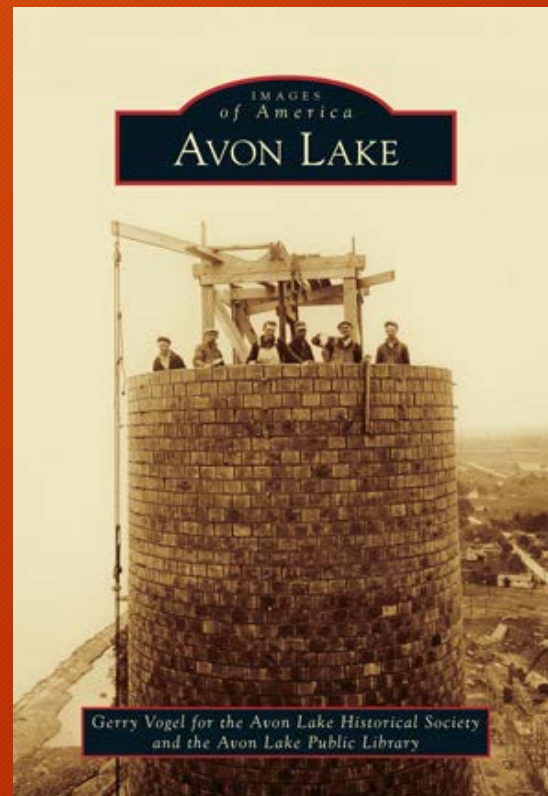
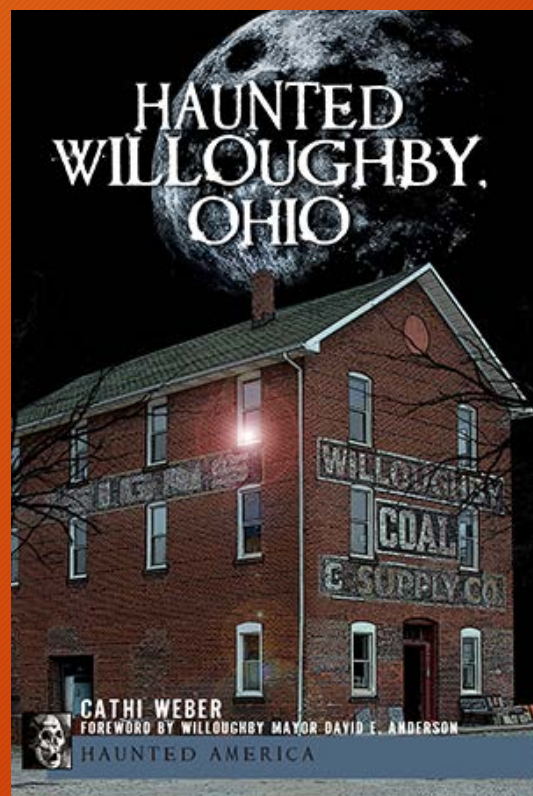
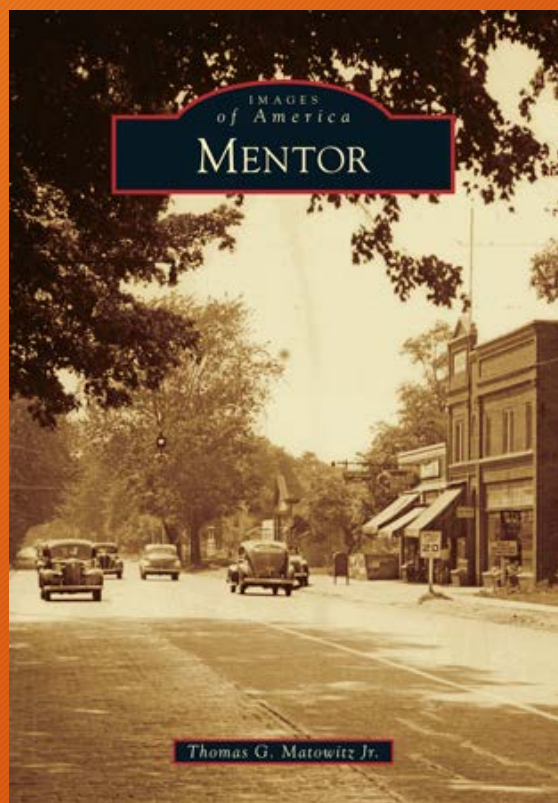


# Bicentennial Book: Initial Details

- Images of America, Arcadia Publishing
- \$0 Up Front Cost but labor intensive
- Author Proposal
  - Identify Authors (names will appear on book cover)
  - Authors are responsible for book content, obtaining pictures and accurate captions, all communications with Arcadia including uploads and editing, Picture Release Forms (Liability Waivers), local advertising & marketing after book is published



# Bicentennial Book: Author Options





# Bicentennial Book: Proposed Chapters

- Pioneer Settlement
- Early Industry and Economic Development
- Education (includes Concord's one-room schools)
- The Farms of Concord Township
- Notable Township Citizens
- Public Safety
- A Sense of Community (beautiful scenery)
- Into the 21<sup>st</sup> Century

# Last Page!

- FYI - Debra will attend the Ohio Parks and Recreation Conference on February 3-6, 2019. Andy will present the Recreation Report at the February 6 Trustee Meeting.
- Thank you!

# CONCORD TWP

## Service Department

- I. Five Year Road Improvements
- II. Five Year Vehicle Replacement Strategy
- III. Salt Storage Improvement
- IV. Personnel

January 25, 2019



# Long Range Road Plan

2019

- **Far Hill Phase III (OPWC) Project Cristian Avenue, Jason Avenue Replacement Project 9,110 Sq. Yd. (1976)**

**Total Reconstruction**

**Project Estimate Cost \$ 1,260,000.00**

**Project currently out for bid**

- **Creekview Park Subdivision (2001)**

**Brenel Drive, Arbor Glen Place, Ashley Lane, Dawn Place, Dwayne Court, Heidi Court,**

**Danvers Drive**

**Concord Pointe Court (Includes Bio-retention)**

**Mill & Fill with Chip Seal Inner layer**

**Project Estimate Cost \$ 378,972.00**

**Projected March combined bid with Painesville Township**

- **Quail Hollow Subdivision Phase II (1988)**

**Quail Hollow, Mourning Dove, Mountain Quail**

**Concord Service Department Slab Replacement Program**

**Projected 1,000 Sq. Yd. of replacement**

- **Submit OPWC Request for Concord Hills Subdivision Phase 1 South Meadow Area **Projected for 2021** Continue next page->**

# Long Range Road Plan

2020

- **Lancaster Ridge Subdivision (OPWC) Project (1983)**  
**Lancaster Court** **Project Bid January 2020**  
**Total Reconstruction**  
**Project Estimate Cost \$ 612,500.00**
- **Cali Woods Subdivision (Priority 2) (1997)**  
**Nancy Ann Drive, Deb Ann Drive, Cali Drive,**  
**Sarah Lee Drive, Jo Ann Drive partial**  
**Mill & Fill with Chip Seal Inner layer**  
**Project Estimate Cost \$ 250,000.00**
- **Submit OPWC Request for Concord Hills Subdivision Phase 2**  
**South Meadow Area** **Projected for 2022**
- **Quail Hollow Subdivision Phase III (1988)**  
**Quail Hollow, Mourning Dove, Mountain Quail**  
**Concord Service Department Slab Replacement Program**  
**Projected 1,000 Sq. Yd. of replacement**
- **Brightwood Subdivision Phase I1 (1966)**  
**Brightwood, North Meadow**  
**Concord Service Department Slab Replacement Program**  
**Projected 1,000 Sq. Yd. of replacement**

Continue next page->

# Long Range Road Plan

2021

- **Concord Hills Subdivision OPWC** (1983)  
**South Meadow Area Phase 1 OF 4**  
**Bid Project February 2021**  
**Sectional Reconstruction**  
**Estimated Project Cost \$ 750,000.00**
  
- **Ellison Creek Subdivision (Priority 3)** (2001)  
**Ellison Creek, Deerhaven, Stonewycke, Rosemarie & Natureview**  
  
**Mill & Fill with Chip Seal Inner layer**  
**Estimate Project Cost \$ 300,000.00**
  
- **Ledgewood Crossing Falls Subdivision (Priority 4)** (1999)  
**Alexander Road & Bridlewood Drive**  
**Mill & Fill with Chip Seal Inner layer**  
**Estimate Project Cost \$ 175,000.00**
  
- **Brightwood Subdivision Phase II** (1966)  
**Stonehedge, Candlestick**  
**Concord Service Department Slab Replacement Program**  
**Projected 2,000 Sq. Yd. of replacement**
  
- **Submit OPWC Request for Concord Hills Subdivision Phase 3**  
**South Meadow Area** **Projected for 2023** next page->



# Long Range Road Plan

2022

- **Concord Hills Subdivision OPWC** (1983)  
**South Meadow Area Phase 2 OF 4**  
**Bid Project February 2022**  
**Sectional Reconstruction**  
  
**Estimated Project Cost \$ 750,000.00**
  
- **Noble Ridge Subdivision (Priority 5)** (2005)  
**Jaime, Kenneth & Brooke Lynn**  
  
**Mill & Fill with Chip Seal Inner Layer**  
  
**Estimate Project Cost \$ 150,000.00**
  
- **Hawthorne Woods Subdivision (Priority 6)** (2000)  
**Briarwyck Woods Avenue, Oakhurst Avenue & Ashford Street**  
  
**Mill & Fill with Chip Seal Inner Layer**  
  
**Estimate Project Cost \$ 189,000.00**
  
- **Brightwood Subdivision Phase III** (1966)  
**Candlestick, Teal, Sandpiper**  
**Concord Service Department Slab Replacement Program**  
**Projected 2,000 Sq. Yd. of replacement** next page->

# Long Range Road Plan

2023

- **Concord Hills Subdivision OPWC** (1983)  
**South Meadow Area Phase 3 OF 4**  
**Bid Project February 2023**  
**Sectional Reconstruction**  
**Estimated Project Cost \$ 750,000.00**
  
- **Mountainside Farms 1,2 & 3 Subdivision** (Priority 7)  
**Laydon, Daisy Hill, Butler Hill & Karaboo** (2003)  
  
**Mill & Fill with Chip Seal Inner layer**  
**Estimate Project Cost \$ 150,000.00**
  
- **Viewmont Drive & Page Drive (Priority 8)** (2008)  
**Mill & Fill with Chip Seal Inner layer**  
**Estimate Project Cost \$ 182,000.00**
  
- **Fay Road, Tulip Way, Hazel, Palmer Road, Cascade Road,**  
**Winchell Road** (1998)  
**Leveling Course, Chip Seal and Fog Coat**  
**Mill & Fill with Chip Seal Inner Layer**  
**Estimate Project Cost \$ 250,000.00**

next page->



- **Brightwood Subdivision Phase IV** (1966)  
**Foxcroft , Glen Oval, Pennywhistle**  
**Concord Service Department Slab Replacement Program**  
**Projected 2,000 Sq. Yd. of replacement**

## **Long Range Road Plan**

### **2024**

- **Fay Road, Tulip Way, Hazel, Palmer Road, Cascade Road,  
Winchell Road** (1998)  
**Leveling Course, Chip Seal and Fog Coat**  
**Mill & Fill with Chip Seal Inner Layer**  
**Estimate Project Cost \$ 250,000.00**
  
- **Hermitage Bluffs Subdivision 2 & 3 (Priority 10)** (2003)  
**Nob Hill, High Bluff & Summerhill**  
**Mill & Fill with Chip Seal Inner Layer**  
**Estimate Project Cost \$ 125,000.00**

**VEHICLES REPLACEMENT PLAN January 2019-2023**

EQUIPMENT		2019		2020		2021		2022		2023
18 Ft Trailer & Gator Work Series (New)		\$ 14,000.00								
3/4 TON PICK-UP TRUCK 4X4										
# 20 (2008) 68,567 MILES	*									
Yanmar Excavator										
# SV100 (2012) 1,459 Hours	*									
1 TON PICK-UP TRUCK 4X4										
# 12 (2002) 88,190 MILES	*					\$ 40,000.00				
# 16 (2006) 99,603 MILES	*					\$ 40,000.00				
# 22 (2014) 23,317 MILES	*									
1 TON PICK-UP TRUCK 2x2 CC										
# 23 (2014) 33,655 MILES	*									
# 13 (2008) 66,021 MILES	*									\$ 50,000.00
1 TON PICK-UP TRUCK 2x2 CC/FB										
# 15 (2008) 81,308 MILES	*									\$ 50,000.00
STERLING SINGLE AXLE DUMP										
# 03 (2004) 46,820 MILES	*							\$ 160,000.00		
# 04 (2006) 53,109 MILES	*									
# 05 (2005) 37,858 MILES	*			\$ 150,000.00						
# 19 (2015) 13,287 MILES	*									
INTERNATIONAL SINGLE AXLE DUMP										
# 01 (2000) 32,291 MILES	*	\$ 75,000.00								
# 06 (2015) 15,263 MILES	*									
# 07 (2015) 11,460 MILES	*									
	*									
# 09 (2000) 57,149 MILES	*									
# 10 (2015) 13,124 MILES	*									
# 11 (2002) 61,687 MILES	*									
# 17 (2015) 13,263 MILES	*									
# 21 (2011) 37,088 MILES	*									
STERLING TANDEM AXLE DUMP										
# 25 (2006) 68,184 MILES	*									
CASE FRONT END LOADER										
# 621C (2013) 1,727 Hours	*									
CASE BACKHOE/ FRONTLOADER										
# 580 (2000) 4,541 Hours	*									
CAT WHEEL EXCAVATOR										
# 313 (2006) 2,914 Hours	*									
TEREX MINI EXCAVATOR										
# HR16 (2004) 1,318 Hours	*									
#7775 JOHN DEERE SKIDSTER (1995) 1862 Hr	*	\$ 53,500.00								
John Deere 6x4 (2001) Gator	*	\$ 10,000.00								
	2019	\$ 152,500.00	2020	\$ 150,000.00	2021	\$ 80,000.00	2022	\$ 160,000.00	2023	\$ 100,000.00



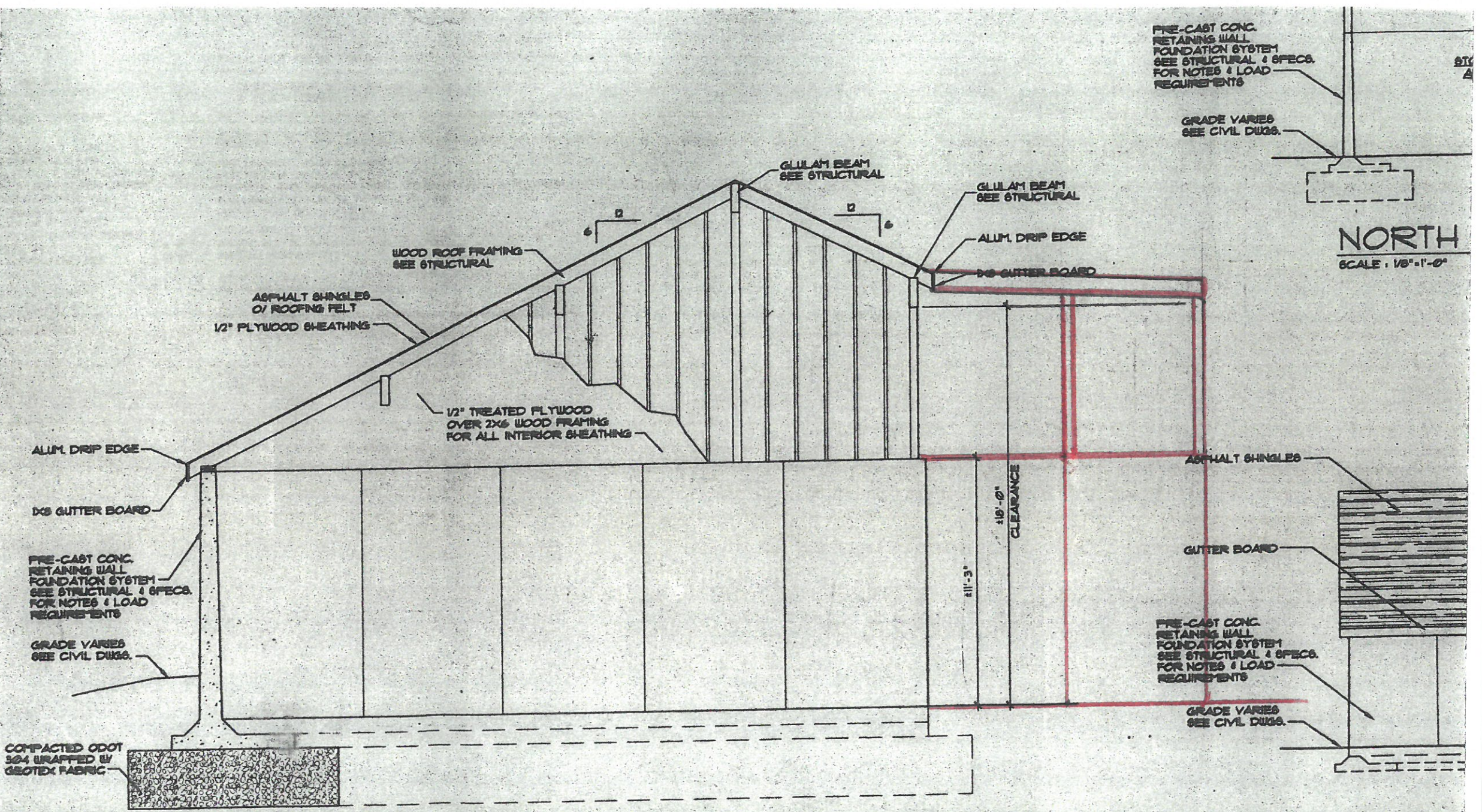


501000 5h

HERN  
JOHNSON  
SALT BIN



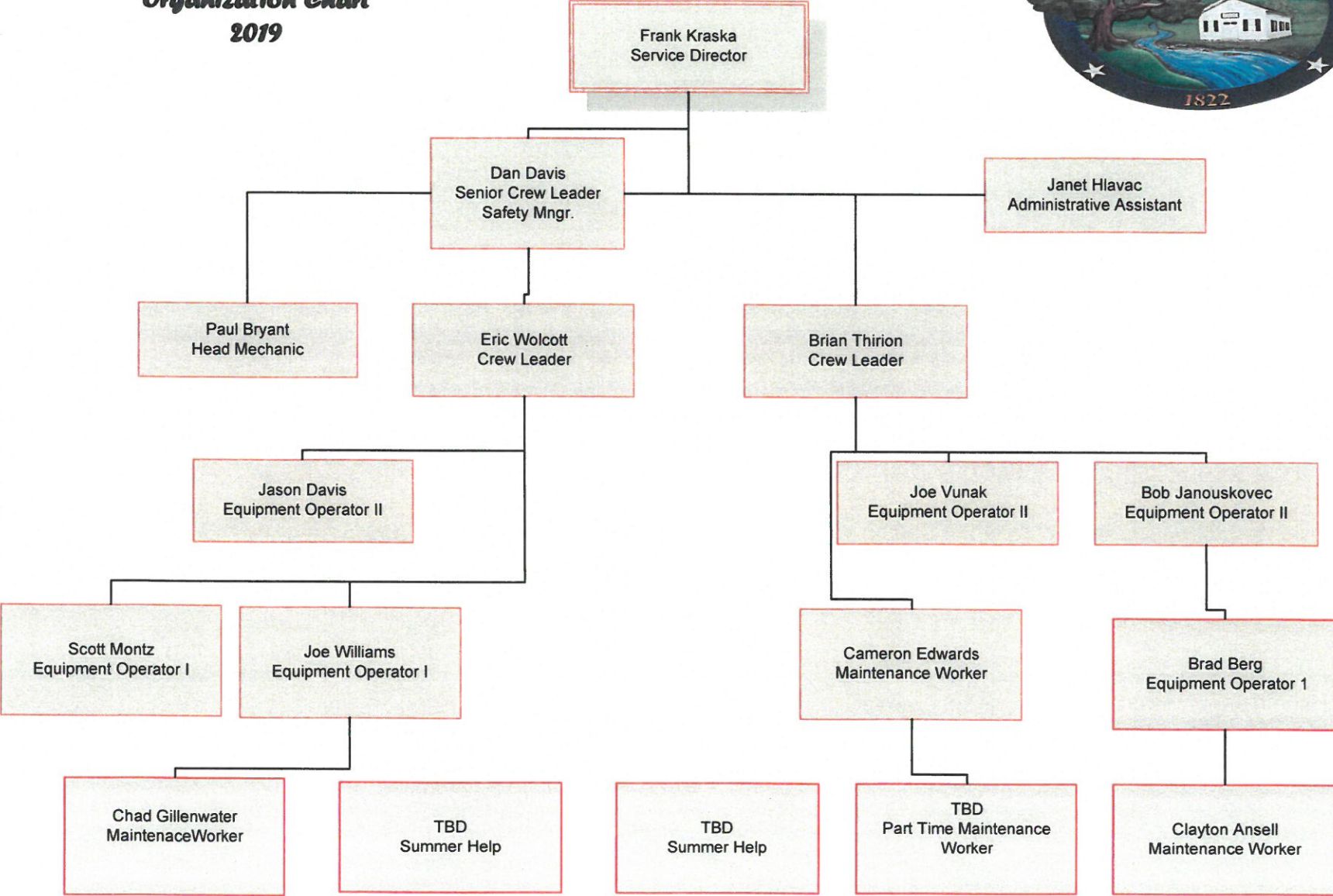




**BUILDING SECTION A-A**  
 SCALE: 1/4"=1'-0"



**Concord Township Service Department  
Organization Chart  
2019**

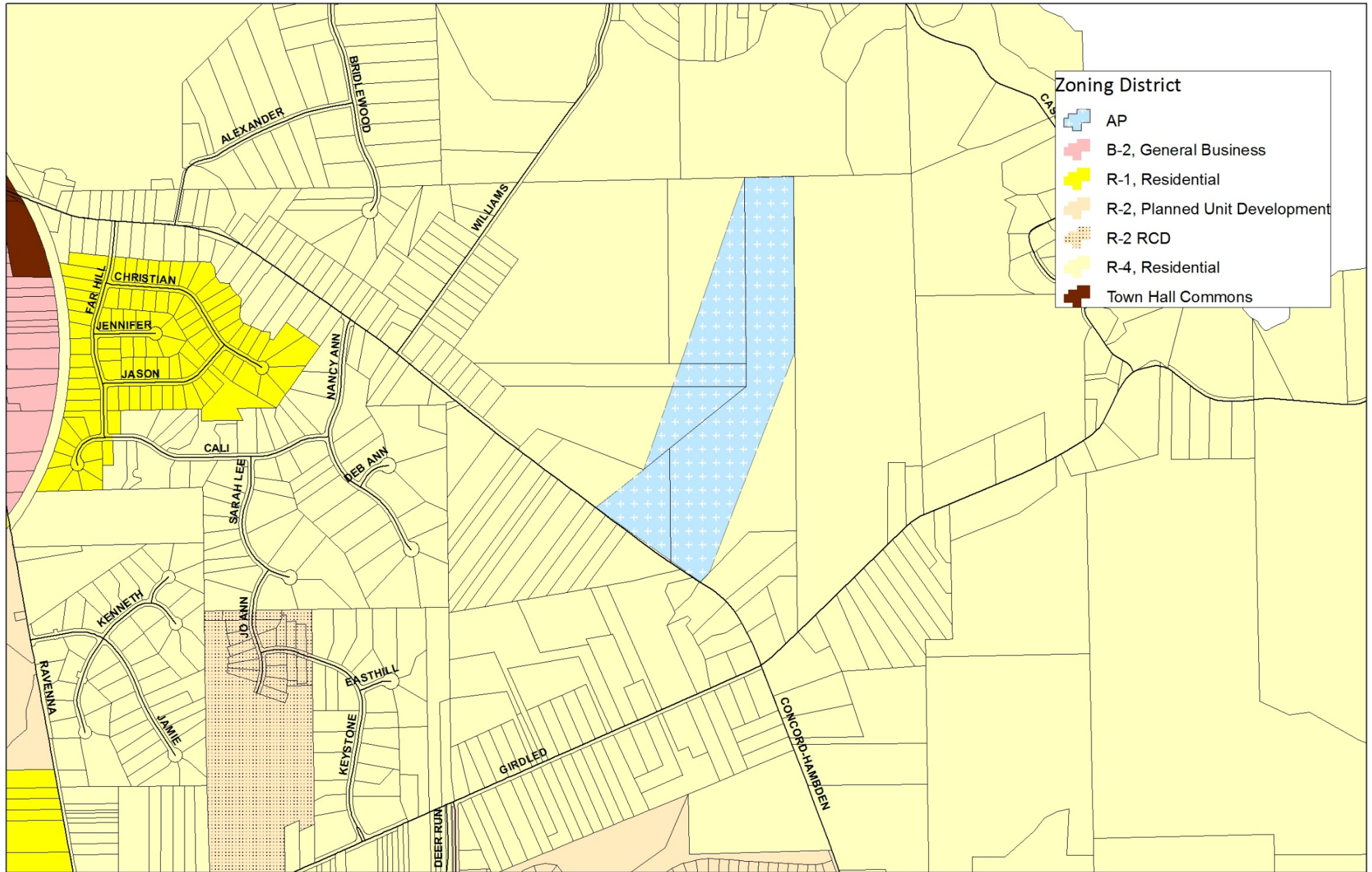




# STRATEGIC PLANNING

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Zoning Department





# Permitted Uses

The following land uses shall be allowed in the Airport District:

- Runways and landing pads
- Aircraft hangars and tiedowns
- Aircraft-related wholesale and retail
- Aircraft sales and service
- Aircraft training and instruction
- Sales, service and manufacturing of aircraft, engines, parts, accessories, avionics, instruments, navigation, guidance, aeronautical systems.
- Fuel handling facilities
- Emergency medical flight services
- General offices for uses listed above
- Agricultural activities
- ***Sexually oriented business, in conformance with the licensing and other requirements of Section XXIII of this Resolution. (1/6/2012)***

# What happens if Airport goes to R-4?

- 2004 Comprehensive Plan
  - No specific mention of creating an airport district
  - Promote and encourage residential conservation development.
- 2015 Comprehensive Plan Update
  - No specific recommendations for the Airport District
- Map Amendment
- Text Amendment
  - Eliminate Section 35, Airport District
  - Find new location for SOBs



# Sexually Orientated Businesses (SOBs)

- Permitted Use in the Airport District (as of 1/6/2012)
- Prior to that, they were conditional uses in the B-1 and B-2 Districts
- Section XXIII of the Zoning Resolution sets forth the licensing requirements and the specific zoning requirements.

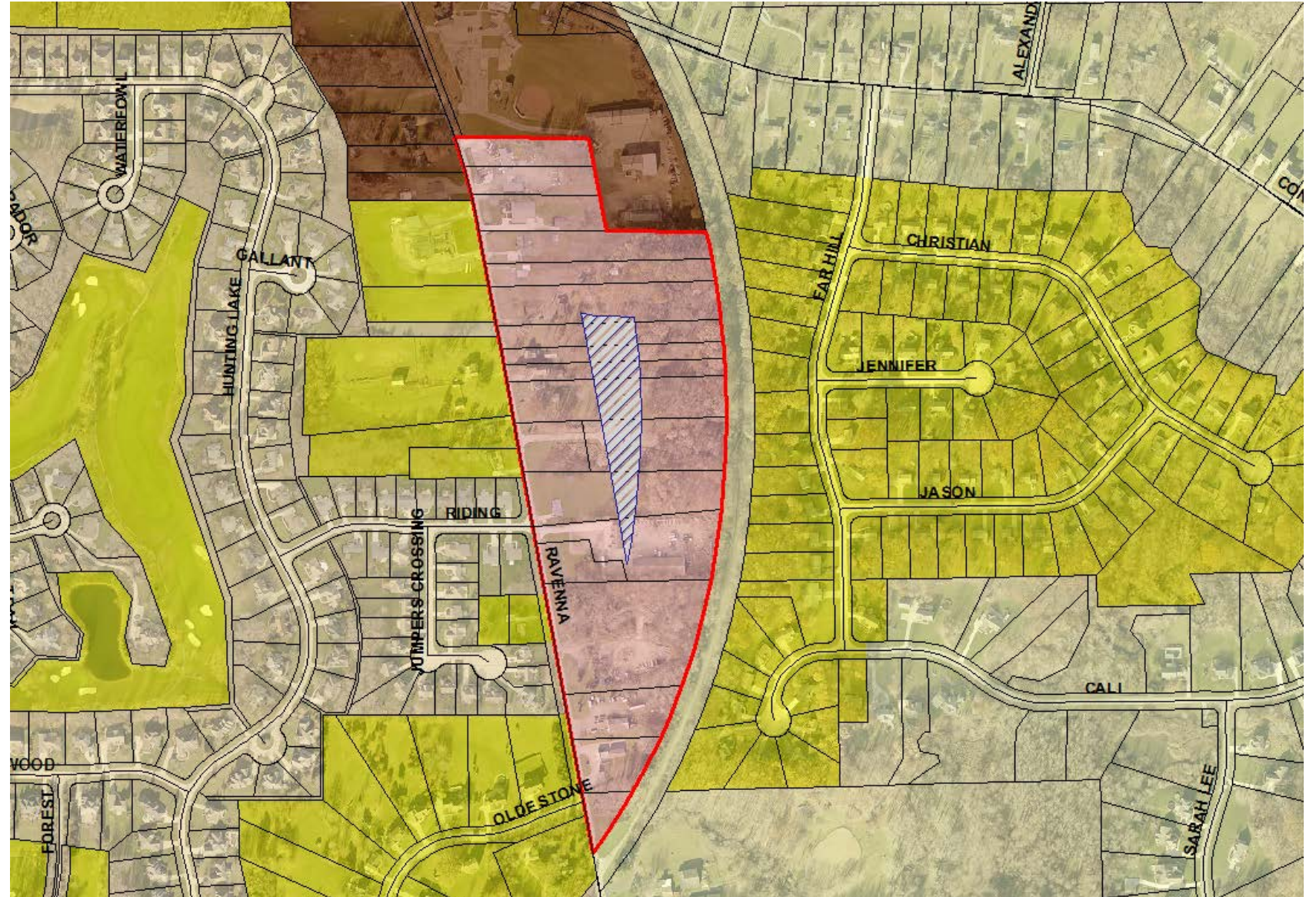
# Locational Requirements

- All sexually oriented businesses shall comply with the AP, Airport District regulations applicable to all properties within the District unless as otherwise modified or excluded by the sections of this Resolution.
- No sexually oriented business shall be located within:
  - 1,000 linear feet of another sexually oriented business.
  - 1,000 linear feet of any religious institution, day care center, public or private school, or playground.
  - 300 linear feet of a park.
  - 300 linear feet of any R-1, R-2, R-3, R-4, R-5, R-6 or R-8 Residential District nor 300 linear feet of any residential district in a political subdivision abutting a Township boundary.
- The above distances shall be measured from the nearest wall of the proposed principal building to any adjacent lot line.



# Possible Location

- B-2
- 300 FT from Residential
- 300 FT from Park
- Any other locations?





# CONCORD TOWNSHIP ZONING MAP

This Amended Zoning Map is Hereby Adopted  
by the Concord Township Board of Trustees  
This 5<sup>th</sup> Day of December 2018, and  
Effective This 4<sup>th</sup> Day of January 2019,  
and Certified by the Fiscal Officer.

*Caroline N. Luhta*  
Caroline N. Luhta, Trustee

Caroline N. Luhta, Trustee

*Paul R. Malchesky*  
Paul R. Malchesky, Trustee

Paul R. Malchesky, Trustee

*Christopher A. Galloway*  
Christopher A. Galloway, Trustee

Christopher A. Galloway, Trustee

*Arny L. Dawson*  
Arny L. Dawson, Fiscal Officer

Arny L. Dawson, Fiscal Officer



Concord Township Hall  
7229 Ravenna Rd.  
Concord, OH 44077

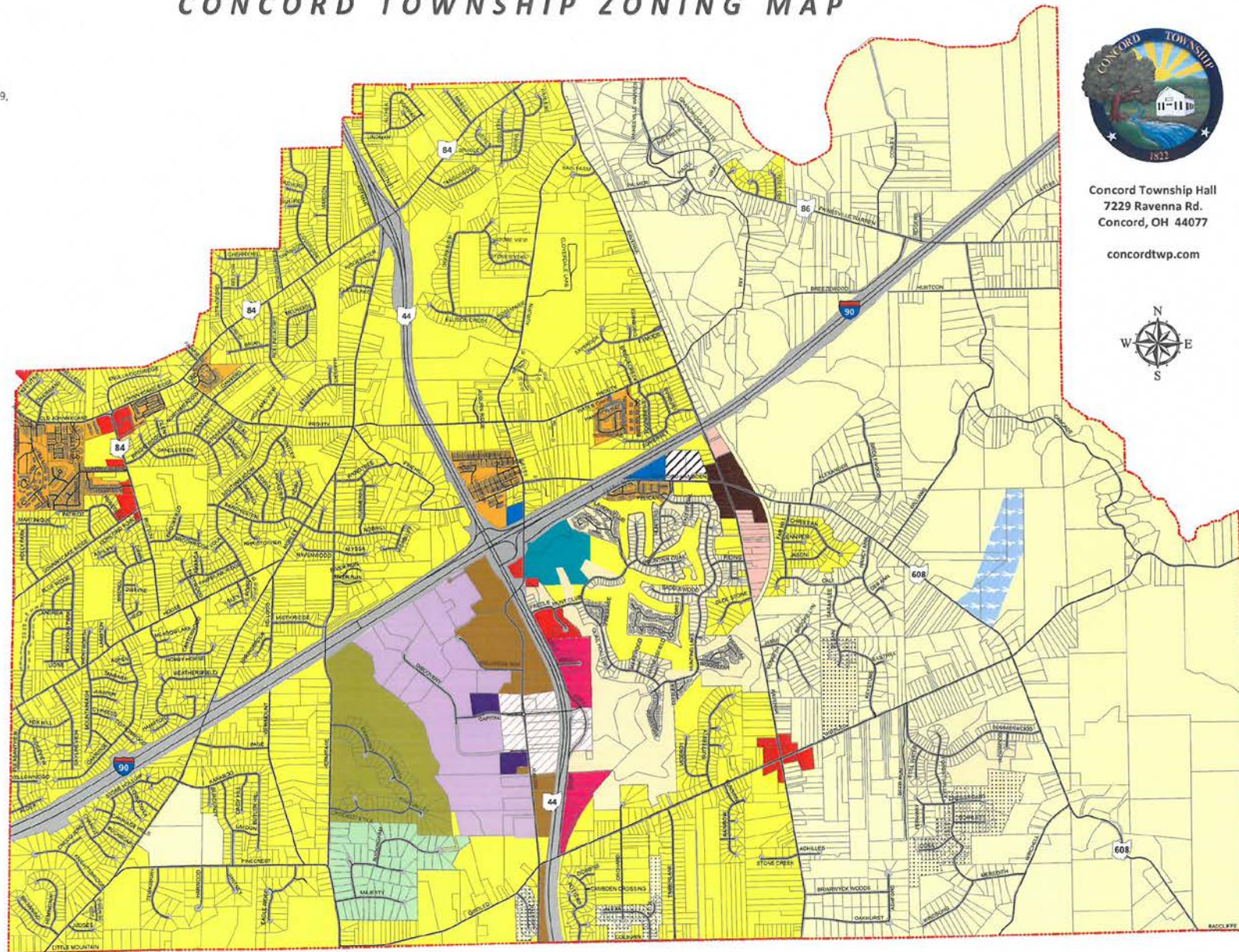
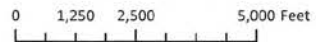
concordtwp.com



## District

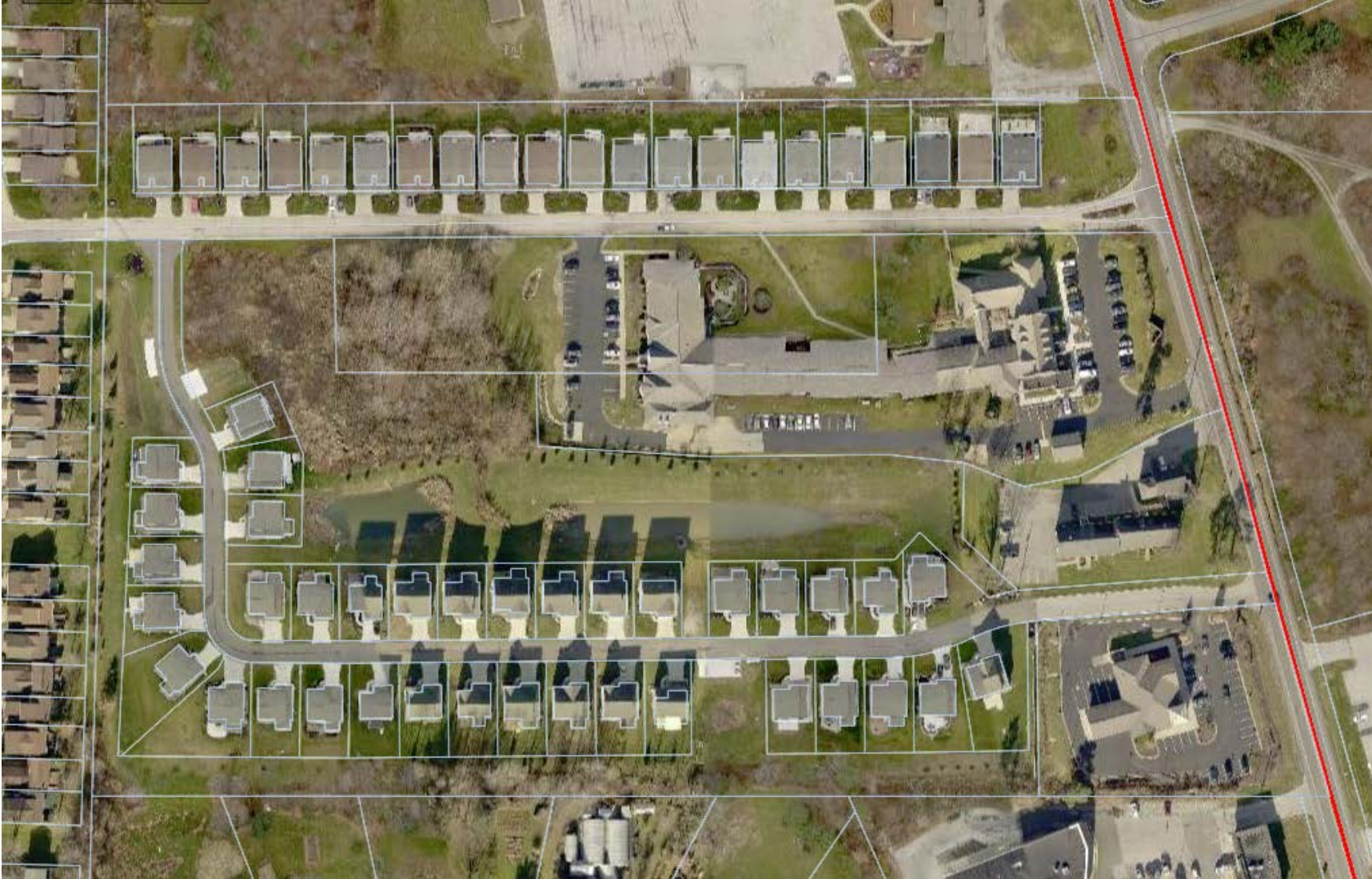
-  AP: Airport
-  B-1: Restricted Retail
-  B-2: General Business
-  BX: Business Interchange
-  C: Capital
-  GB: Gateway Business
-  GH: Gateway Health
-  M: Manufacturing
-  R-1: Residential
-  R-2: Planned Unit Development
-  R-2: Residential Conservation Development
-  R-3: Residential
-  R-4: Residential
-  R-6: Residential
-  R-8: Rural Residential and Recreational
-  RD-2: Research and Limited Industrial
-  S: Special Interchange
-  THC: Town Hall Commons
-  THN: Town Hall Neighborhood

1 inch = 2,500 feet





# Private Streets



# R-3 District Development Standards

- Permitted uses include Single Family Detached Cluster Dwellings and Multi-Family Buildings.
- Due to the development regulations, a developer must create a condominium type ownership development. No individual fee simple lots may be created due to not having frontage on a publically dedicated road.
- Does the Township want to amend the R-3 and/or other districts to allow for lots to front on a private street?
- The township has historically allowed private streets and shared driveways to happen without any zoning regulations to oversee them, however, the lots always have frontage on a public road, even if the driveway does not intersect it.







# Private Street Research Themes

- Most communities favor public streets as a means of ensuring that property access is in the control of the community rather than private parties.
- Many communities prohibit private streets; severely limit their use (permitting on in PUDs, multi-family developments, cluster developments); or list them as a very rarely used alternative
- Many communities are working to take over some, if not many, existing private streets due to various problems relating to operations, maintenance, hazard, or need for reconstruction.



# Private Streets

## Pros

- Possible cost savings to developer for initial installation
- Possible flexibility in street design
- Potential for innovative site design
- For the community, no maintenance costs while still collecting tax revenues which will not be used to maintain those private streets
- May be able to plat one or more additional lots

## Cons

- Lot owners on private streets “pay double” for their street
- Lot owners take on management burdens such as operation their association, snowplowing, storm sewer maintenance, repairs, etc.
- Community put in a negative position when necessary to force requirements for maintenance or replacement or if converting to a public street.
- Subsequent lot owners often are not aware of the liabilities that they have acquired.
- Private streets cannot be used for public through access and only be allowed where will not conflict with future street development patterns

# Staff Recommendation

- Consider adding regulations for any proposed shared driveways and/or private streets, even if we don't allow lots to front on private streets.
- Consider allowing lots on private streets only in the PUD and/or the R-3 district only with stipulations such as the following:
  - Minimum width of 24 feet
  - Maintenance agreement shall be recorded and be a part of the chain of title of all lots served by the private development.
  - Private streets shall be conveyed to a HOA that has the right to levy assessments upon the lots served by the street, maintain the street, and to ensure that access is provided to all such lots and emergency vehicles.
  - Must be constructed to Lake County Subdivision Regulations.
  - Require construction bond posted to the Township prior to construction to ensure private street is constructed in accordance with above.
  - Written verification from engineer to ensure construction standards were met



# Current Nuisance Authority

- Abatement of Building Nuisances – ORC Section 505.06.
- Storage of Junk Motor Vehicles – ORC Section 505.173.
- Removal, repairs or securance of insecure, unsafe buildings or structures – ORC Section 505.86.
- Abatement, control, or removal of vegetation, garbage, refuse and other debris – ORC Section 505.87.
- Removal of Junk Motor Vehicles – ORC Section 505.871.





11/29/2017

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7/18/2018 10:48







# Declaring a Property a Nuisance

- Weeds, Vegetation and Other Debris–Nuisance:
  - Authority-O.R.C. §505.87
  - Board of Trustees may provide for the “abatement, control, or removal of vegetation, garbage, refuse, and other debris”
  - Outdoor storage of junk
  - Board must determine vegetation, refuse, junk constitutes a NUISANCE
  - Recommend that Board adopt policy-based resolution





# Nuisance Process Per ORC 505.87

- Zoning Department receives complaint regarding the conditions of a property, staff completes a site inspection and takes photographs of present conditions.
- If the property is deemed to be in violation (i.e. grass 8 inches or greater, excessive weeds, garbage, refuse, or other debris), the property owner is notified to correct the violation.
- If the violation has not been corrected, the property will be put on the next Board of Trustees agenda to be declared a Public Nuisance.



# Nuisance Process Per ORC 505.87

- A copy of the Public Nuisance notice will be posted on the property and the property owner and lien holders will be provided a copy by first class / certified mail giving the property owner seven (7) days to abate the nuisance.
- Seven (7) days after the property owner and lien holders are notified that the property is a Public Nuisance, the property is re-inspected.
- Any violation remaining at this time will be corrected by the Township, with the cost of the abatement placed on the owner's property tax bill.



# LHR Nuisance Process

- Township may consider adopting a Limited Home Rule Resolution (LHR) to address nuisances
- Adopting a LHR resolution could expedite the process.
- Zoning Department receives complaint regarding the conditions of a property, staff completes a site inspection and takes photographs of present conditions.
- If the property is deemed to be in violation (i.e. grass 8 inches or greater, excessive weeds, garbage, refuse, or other debris), the property owner is notified to correct the violation.
- If the violation has not been corrected, the Township can issue a ticket with a fine.
- The ticket may be filled out by the Zoning Inspector, but must be signed and served by the Sherriff's Department.
- The violator may pay the fine or contest it in court.