1	Page 1	1	Page 3 MAYOR ZILKA: Good evening, everyone. I
2	CITY OF AVON LAKE	2	call this meeting of the Planning Commissions to order
3	PLANNING COMMISSION		on June 6th. This is the regular meeting of that body.
4		4	Please call the roll.
5		5	MS. LAROSA: Ms. Fenderbosch.
6	Maating hald at Ayon Laka City Hall	6	MS. FENDERBOSCH: Here.
7	Meeting held at Avon Lake City Hall	7	MS. LAROSA: Mr. Haas.
8	150 Avon Belden Road, Avon Lake, Ohio	8	MR. HAAS: Here.
9	Tuesday, June 6, 2023	9	MK. HAAS. HEE. MS. LAROSA: Dr. Ma.
10	7:00 p.m.	10	DR. MA: Here.
11		11	MS. LAROSA: Mr. Orille.
12		12	
		13	MR. ORILLE: Here. You got it.
	BOARD MEMBERS:		MS. LAROSA: Mrs. Raymond.
14	Jennifer Fenderbosch	14	MRS. RAYMOND: Here.
	Robert Haas	15	MS. LAROSA: Mayor Zilka.
	Holly Ma	16	MAYOR ZILKA: Here.
	Scott Orille	17	MS. LAROSA: Director of Law Ebert.
	Christine Raymond	18	MR. EBERT: Here.
	Mayor Gregory Zilka	19	MS. LAROSA: Community Development Director
20	Ted Esborn		Esborn.
21	Kelly LaRosa	21	MR. ESBORN: Here.
22	Chris Howard	22	MS. LAROSA: Engineer Howard.
23		23	MR. HOWARD: Here.
24		24	MS. LAROSA: And Planning and Zoning Manager
25		25	LaRosa, here.
1	APPEARANCE:	1	Page 4 MAYOR ZILKA: Thank you.
2	AITEARANCE.	2	I believe everyone received a copy of the
3	Gary Ebert, Director of Law	3	May 16th Minutes and the corrections to those Minutes if
4	Seeley, Savidge, Ebert & Gourash Co., LPA		there were any. Those were handed to everybody out,
5	26600 Detroit Road, Third Floor		distributed to everybody.
6		6	So are there any changes that need to be
7	Westlake, Ohio 44145		made in the Minutes of May 16th regular meeting minutes?
8	216-535-4523	8	Yes, Jennifer?
9	Gebert@sseg-law.com	9	MS. FENDERBOSCH: Yes. On page 7 and the
10			small page 26, the third line down, it says "And today,
11			comma, Mr. Gaydar said that," his name is spelled
12			G-A-Y-D, as in David, A-R.
13		13	
14		14	Thank you.
14			MAYOR ZILKA: Thank you. Are there any
			other corrections?
16		16	I see none.
17		17	I have a motion to approve the Minutes.
18		18	MR. HAAS: Move to approve.
19		19	MAYOR ZILKA: Do we have a second?
20		20	MR. ORILLE: Second.
21		21	MAYOR ZILKA: Call the roll, please.
22		22	MS. LAROSA: Mr. Haas.
23		23	MR. HAAS: Yes.
24		24	MS. LAROSA: Mr. Orille.
		25	MR. ORILLE: Orille, yeah. Yes.

1	Page 5 MS. LAROSA: Ms. Fenderbosch.	1	Pag MAYOR ZILKA: Okay. Thank you.
2	MS. FENDERBOSCH: Yes.	2	Now we go to swearing in.
3		3	If anyone in the audience wishes or may want
4	MS. LAROSA: Mayor Zilka.	4	to speak, even if they are not sure, if you will you
5	MAYOR ZILKA: Yes.	5	
	MS. LAROSA: Dr. Ma.		please stand and be sworn in.
6	DR. MA: Yes.	6	ALL SPEAKERS OF PUBLIC, of lawful ages,
7	MS. LAROSA: Mrs. Raymond.	7	called for examination, as provided by the Ohio Rules of
8	MRS. RAYMOND: Yes.	8	Civil Procedure, being by Law Director first duly sworn,
9	MS. LAROSA: Motion carried.	9	said as follows:
ו	MAYOR ZILKA: Motion carried.	10	MR. EBERT: Please acknowledge that you took
L	Now we have the approval of the first	11	the oath when you come up to the podium, please.
2	session of the Planning Commission for May 16th.	12	MAYOR ZILKA: And I reaffirm that. When you
3	Does anyone have any corrections to be made?	13	come up to speak, please give your name and address and
ł	I do have one on page 7. There are two	14	mention that you have been sworn in.
;	references on that broad page. If I could find page 7	15	Can we go to the first case Ms. LaRosa. Can
	here.	16	you please read the first case for the evening.
	Anyway, they refer to the Tops store, and it	17	MS. LAROSA: Yes. I'll be reading the
	was listed as T-O-P, lower case, rather than Tops. And	18	project descriptions tonight. Case No. 009-23
	I can't remember if it was T-O-P-P-S, or T-O-P-S. I	19	Telecommunications Infrastructure Development Company,
	can't remember how they spelled it, but that needs to be	20	TIDCO, Site Plan and Conditional Use Approval For a
		21	Second Cell Tower at 32867 Pin Oak Parkway.
	corrected, to the reference to that supermarket that we	22	-
	had here.		This is a public hearing on request on
	I don't see it here. I may have had it in	23	
	the other packet that we approved.		352 Avon Belden Road, Avon Lake, for site plan and
5	If there is no objection for the reference	25	conditional use approval of a second cell tower at the
	to Tops will be corrected in the two topics.	1	existing cell tower site at 32867 Pin Oak Parkway. This
2	Motion to approve the session minutes?	2	project is located on the south side of Pin Oak Parkway.
;	MR. HAAS: Move to approve.	3	This project is between Avon Belden Road and Moore Road,
ł	MAYOR ZILKA: Is there a second?	4	in an I-1 Light Industrial District.
5	DR. MA: Second.	5	The necessity of this request comes about
;	MAYOR ZILKA: All in favor call the roll.	6	because the equipment updates and improvements required
,	Excuse me.		by the U.S. Coast Guard that cannot be accommodated by
	MS. LAROSA: Mr. Haas.		the existing cell tower. The U.S. Coast Guard now has
	MR. HAAS: Yes.	9	reached the transmitters to the cell tower to render aid
		10	to distressed persons, vessels, and aircrafts and to
	MS. LAROSA: Mr. Orille.		-
	MR. ORILLE: Yes.	11	prevent violation of the laws of the United States.
	MS. LAROSA: Ms. Fenderbosch.	12	MAYOR ZILKA: That's pretty much redundant,
	MS. FENDERBOSCH: Yes.	13	Ted, as well, do we need to read this as well, Ted?
Ł	MS. LAROSA: Mayor Zilka.	14	MR. ESBORN: No.
5	MAYOR ZILKA: Yes.	15	MAYOR ZILKA: Okay. Very good. Moving
	MS. LAROSA: Dr. Ma.	16	along here. There's my agenda. Okay.
		17	Who is representing this case this evening?
	DR. MA: Yes.		
			Again, give your name and address and tell us if you
5	DR. MA: Yes.		Again, give your name and address and tell us if you have been sworn in.
5	DR. MA: Yes. MS. LAROSA: Mrs. Raymond.	18	
5 7 3	DR. MA: Yes. MS. LAROSA: Mrs. Raymond. MRS. RAYMOND: Yes. MS. LAROSA: Motion carried.	18 19 20	have been sworn in.
5 7 9	DR. MA: Yes. MS. LAROSA: Mrs. Raymond. MRS. RAYMOND: Yes. MS. LAROSA: Motion carried. MAYOR ZILKA: Thank you.	18 19 20	have been sworn in. MR. STEWART: Vic Stewart, Bramhall Engineering and Surveying Company, 801 Moore Road, Avon,
5 7 8 9	DR. MA: Yes. MS. LAROSA: Mrs. Raymond. MRS. RAYMOND: Yes. MS. LAROSA: Motion carried. MAYOR ZILKA: Thank you. Do we have a Councilor Report,	18 19 20 21	have been sworn in. MR. STEWART: Vic Stewart, Bramhall Engineering and Surveying Company, 801 Moore Road, Avon, Ohio. I do acknowledge and accepted the oath. I'm
5 7 8	DR. MA: Yes. MS. LAROSA: Mrs. Raymond. MRS. RAYMOND: Yes. MS. LAROSA: Motion carried. MAYOR ZILKA: Thank you.	18 19 20 21 22	have been sworn in. MR. STEWART: Vic Stewart, Bramhall Engineering and Surveying Company, 801 Moore Road, Avon,

1	Page 9 plan. And he is here for conditional use as well as for	1	Page 1 which was adopted or became effective at the beginning
2	a second tower at the site, as described by Ms. LaRosa.	2	of last year, there was a focus on, you know, wireless
3	We were made the improvement plans and they	3	telecommunications facilities, and making sure that they
4	were submitted by all department heads. And there were	4	were both safe and necessary.
5	response to comments that we have addressed. And I'm	5	You know, this is a conditional use that
6	here to answer any questions in regards to that, as far	6	also has, you know, somewhere between five and ten code
7	as site improvements.	7	pages of regulation to follow. Mr. Scarpelli spent a
8	And I'll refer to Mr. Scarpelli with	8	good amount of last fall sort of working through those
9	reference to the second cell tower.	9	regulations, which were the sort of demonstration of
10	MAYOR ZILKA: Mr. Scarpelli, would you like	10	need that you have in your packets there.
11	to speak?	11	The City or per that section, you know,
12	Mr. SCARPELLI: Joe Scarpelli, 352 Avon	12	engaged a structural engineer who reviewed the statement
13	Belden Road. I'm with TIDCO. And this is our facility	13	
14	on Pin Oak Parkway there.	14	in that first phase of that. And we were able to do
15	The		that. And so we were able to do this portion of it this
16	MAYOR ZILKA: Have you been sworn in, Joe?		
17	MR. SCARPELLI: I was sworn in. And I	17	MAYOR ZILKA: Very good. Now we will begin
18	accept that.		
19	What I'm doing here is providing additional	19	First we have Mr. Haas. You are first.
20	structural capacity for the existing customer that I		Would you like to ask any questions, sir?
21	have. And the fact that I'm able to fit this within the	21	MR. HAAS: Thank you, Mayor.
2	same compound, it's a way to prevent me from having to	22	First, let me begin with just, an aesthetics
3	do a new Chupa NEPA study, which took an extensive, a		issue. So you this will be next to the existing cell
4	lot of time, almost two years to get through the whole		
25		25	
	process. Page 10	23	What's your impression of the general look
1	And in that approval, it clearly states that	1	of your current cell tower, in terms of landscaping
2	they understand there's going to be improvements to the	2	aesthetics?
3	system. There's going to be growth. And that as long	3	MR. SCARPELLI: Right now, it's looks a
4	as it can be fitted within, the area that was determined	4	little messed up.
5	by the locality, it doesn't have to go through another	5	MR. HAAS: Yeah, it does.
6	environmental study because it's in the same location.	6	MR. SCARPELLI: Because I had started the
7	And I truly believe it's fitting with the	7	project prematurely and had to comply with some
8	purpose and intent of the telecommunication code to	8	additional requirements. But as Ted mentioned, there
9	limit number not only numbers of towers, but	9	was kind of an overhaul of your code system.
0	locations of towers. By having an identical tower in	10	Prior to this, there were two times they did
1	the same location, it allows me to build it strong	11	some adjustments to the telecommunication code. And I
2	enough to handle the capacity of what's on there, as	12	was always notified by Joe Wrights, our Engineer rep,
3	well as the future improvements, so	13	and Wayne Mertz in the beginning, to let me know because
.4	So any questions?		
5	MAYOR ZILKA: Well, before we proceed, is		this industry other than the City.
	there any engineering commentary before we begin?	16	So I was a little surprised I didn't get a
6	there any engineering commentary before we begin?		
		17	notification with the whole overhaul of the code. But
.7	Mr. Howard, do you have any comments on this		
L7 L8	Mr. Howard, do you have any comments on this particular case?		there was a lot going on with COVID and emergency powers
.7 .8 .9	Mr. Howard, do you have any comments on this particular case? MR. HOWARD: I do not. I could not review	18	there was a lot going on with COVID and emergency powers and things like that.
L7 L8 L9 20	Mr. Howard, do you have any comments on this particular case? MR. HOWARD: I do not. I could not review this because I was sick.	18 19 20	there was a lot going on with COVID and emergency powers and things like that. So I'm really pleased to see, most recently,
17 18 19 20	Mr. Howard, do you have any comments on this particular case? MR. HOWARD: I do not. I could not review this because I was sick. MAYOR ZILKA: Okay. I appreciate you	18 19 20 21	there was a lot going on with COVID and emergency powers and things like that. So I'm really pleased to see, most recently, the Supreme Court ruled, 9 to 0, about that new
17 18 19 20 21	Mr. Howard, do you have any comments on this particular case? MR. HOWARD: I do not. I could not review this because I was sick. MAYOR ZILKA: Okay. I appreciate you bringing that up.	18 19 20 21 22	there was a lot going on with COVID and emergency powers and things like that. So I'm really pleased to see, most recently, the Supreme Court ruled, 9 to 0, about that new watershed policies, that stopped a lot of people doing a
16 17 18 19 20 21 22 23 23	Mr. Howard, do you have any comments on this particular case? MR. HOWARD: I do not. I could not review this because I was sick. MAYOR ZILKA: Okay. I appreciate you	18 19 20 21	there was a lot going on with COVID and emergency powers and things like that. So I'm really pleased to see, most recently, the Supreme Court ruled, 9 to 0, about that new watershed policies, that stopped a lot of people doing a

1	Page 13 get back to finishing it up and making it look good.	1	done to the tower to handle the new equipment.
2	MR. HAAS: Obviously, with this kind of	2	And with the amount of stuff they're talking
3	plan, there's no landscape plan required or submitted.	3	about coming down the pipe, it's actually cost effective
4	But would you commit to repairing the landscaping? I	4	to start off with a little bit bigger tower and
5	mean, the hedges are in terrible shape and dying. And	5	stronger, so that, ideally, that existing tower may go
6	the mounding needs to be done. So would you commit to	6	away. None of the systems that are up there can be shut
7	an overall landscaping improvement for the neighbors?	7	down and replaced. They have to continue operating.
8	MR. SCARPELLI: Can I put, like, salt lick	8	And a second system get installed and operating before
9	down there, because the deer love to eat those trees?	9	it can be shut down.
10	That's why they're all	10	Because of the dealing with Homeland
11	MR. HAAS: That would violate the ordinance.	11	Security, and the other two tenants I have are in the
12	MR. SCARPELLI: Okay. But no, I do plan on	12	financial markets, they can't shut the equipment down.
13	replacing and adding a few more of those bushes once we	13	There's only specific times that they can. So I'm just
14	get finished with the construction part there.	14	explaining why this having to build a second one is
15	MR. HAAS: For the new entryway, you are	15	needed right now.
16	required to have a concrete pad coming off the street.	16	I mean, I tried to anticipate all of the
17	And the existing one is just asphalt?	17	future growth back in 2001/2002, when I was starting
18	MR. SCARPELLI: Correct.		this project. But it is growing exponentially.
19	MR. HAAS: Is that going to be changed. I	19	MR. HAAS: So with the cellphone technology
20	know you probably are not required to do that.	20	towers, the big towers, some of those, according to
21	MR. SCARPELLI: No. But for aesthetics,	21	literature, are going away. But from a technology
22	that is something I'm considering, is actually making	22	perspective, what's the lifespan for these towers? Do
23	the other service entrance the same, as far as the	23	you have any idea? Is that
24	entrance itself being concrete. And then, even with the	24	MR. SCARPELLI: 50 years. 50 years. Most
25	one we are proposing, it would be after the sidewalk, it	25	of the commitments federal government, the maximum they
1	Page 14 would be blacktop back into the area. But where it cuts	1	can go is 20. Some of the others are taking 30 and 35
2	in at the road, they want concrete now.	2	years commitments.
3	MR. HAAS: Because of the Coast Guard's	3	MR. HAAS: I have no further questions.
4		4	MAYOR ZILKA: Thank you. Mr. Orille?
5	the fencing will be the same that you are having around	5	MR. ORILLE: So what will the height of the
6	the other tower?	6	tower be?
7		7	MR. SCARPELLI: 300 foot. That was the
8	vandalism or kids trying to get in there, or anything of	8	original approval we got from the City.
9	that nature of the existing tower?	9	MR. ORILLE: Okay. And will there be
10	_	10	capacity on the tower for tenants other than the Coast
11	fortunate. We keep a real close eye on it. We have	11	Guard?
12		12	MR. SCARPELLI: Absolutely.
13		13	MR. ORILLE: Okay.
14		14	Ted, I'm is this case being decided under
15		15	the old code or the new code?
16	frequencies, what's there, is anybody exceeding any of	16	I'm curious for setback reasons. Because I
17		17	think the set-back requirements have changed from the
18		18	old code to the new code.
19	interference issues that may come up.	19	MR. SCARPELLI: We did get a variance on the
20		20	setback for the only property that it was affected
21	so needed, I've had to strengthen the existing tower,	21	with was on the south side of the property.
22		22	MR. ORILLE: Did the setback reduce it to 30
23		23	feet? I thought I saw that it was reduced to 30 feet?
24		24	MR. SCARPELLI: Or it I believe it reduced
25	we have to calculate what enhancements would have to be	25	it by 30 feet.

1	Page 17 MR. ORILLE: Was it reduced from 50 feet to	1	Page 19 MR. ORILLE: I just want to make sure we are
2	30 feet?	2	dotting our Is for the set-back requirements.
3	MR. SCARPELLI: Oh, yeah. Yes.	3	MR. ESBORN: Yeah. So Law Director Ebert, I
4	However, the new owners of that property	4	think, in my mind, you know, there was a variance that
5	have reached out to my legal. And they are interested	5	was granted, and then it was given an extension.
6	in working with me about getting some additional	6	So I guess, initially, I wouldn't think that
7	property behind the site, which would then eliminate	7	the change in code would interrupt that.
8	that. But we did get a variance from the people that	8	MR. EBERT: It shouldn't because the statute
9	owned it before it became a church.	9	was granted. It's done, as far as the setback is
10	MAYOR ZILKA: Mr. Esborn, do you have a	10	concerned. The extension would've continued at that
11	comment?	11	point in time.
12	MR. ESBORN: So to Mr. Orille's question	12	MR. ORILLE: Okay.
13	_	13	MAYOR ZILKA: If I could, I believe, their
14		14	first tower is 500 feet, or much taller; is it not?
15	code, is that the application for conditional use and	15	MR. SCARPELLI: Oh, no, no. The first tower
16	site plan approval came in this year. So that's, you	16	that's there, we approved it at 300.
17	know, we're, you know, that's totally under the new	17	MAYOR ZILKA: Oh, 300.
18	code.	18	MR. SCARPELLI: I knew that the directional
19	The variance, I know that Mr. Scarpelli	19	finder that the Coast Guard was putting at the top of
20	requested, as he's able to do under the code, a one-year		the structure was 15 foot. I ordered the structure to
21	extension, I think at the end of last July. So you do	21	280. At the time I was definitely afraid of exceeding
22	have there a variance that was granted in '21, that we		the height that I was granted after all that investment
23	then granted an extension in '22, into late July of '23.		I put in to getting the grant.
24	I still think we're okay sort of evaluating	24	However, in this industry with a structure
25	the, you know, conditional use and the site plan under	25	that would have been approved at 300, you could
	Page 18		Page 20
1	the new code. And I think as far as the variance, I		actually, within 20 feet horizontally, vertically, you
2	think it's been granted and we've just extend the period		can add that. They give that for the attachments for
3	of time in which he can build with it.	3	the antennas and things.
4	MR. STEWART: Right. Right. Which your	4	So in this case, I ordered the structure to
5	ordinance your variance was granted as number the		be a 300 foot structure. So when you look at the two of
6	21-034, which is on sheet 3 of 9 on your packet. And it		anom, i v v in room into one is singhtly ingher, out the
7	breaks down everything you are speaking to with	7	other has antennas on top of it. So neither one will
8	reference to those conditions.	8	actually exceed the 300 foot.
9	MR. ORILLE: The reason I ask is, I think	9	MAYOR ZILKA: Mr. Orille, I interrupted your
10	ale set such requirement is 75 feet ander the old code		
11	and it's 150 feet under the new one. And I guess I just	11	MR. ORILLE: I think that answers my
12	want to make sure that the variance that was granted		questions. And I appreciate it. No further questions.
13	would still be effective if it was granted under the old	13	MAYOR ZILKA: Thank you. Mr. Fenderbosch.
14	code, as we're determining the case under the new code.	14	MS. FENDERBOSCH: Thank you. I have an
15	MAYOR ZILKA: Ted?		internal question I want to ask first before I ask it of
16	MR. ESBORN: So I would ask Law Director		the applicant.
17	Ebert that. So.	17	Mr. Esborn, we have with us the SWPPP review
18	The situation is that it was a under the	18	comments on this form, which I have in front of me.
19	old code you said it was originally 75?	19	MR. ESBORN: Right.
20	MR. ORILLE: I think it was 25 percent of	20	MS. FENDERBOSCH: Okay. And we have be been
21	the height of the tower.		trained to look at these and to have resolution before
22	MR. ESBORN: Okay.		it comes to us.
23	MR. ORILLE: Versus 50 percent of the tower	23	But as I'm looking at them, page 1 through
24	under the new code. And I want to vote to approve this.		4, I do see areas where it says "need."
25	MR. ESBORN: Right.	25	Yet, when I looked at the plans that the

			-
1	Page 21 applicant provided from Bramhall, I saw that most of	1	on is the block chain. So that is the 5G network. Now
2	those were already met.	2	it's getting piecemeal put together.
3	Are we going to, in the future, mark them	3	The overall network, some people talk about,
4	when they have been fulfilled? Because I know we had a	4	"okay, we're not going to have towers," because at one
5	change of engineers internally, and this might have been	5	time, they said, "well, they are going to go to
б	caught up with that. And I just want to make sure that,	6	satellite."
7	internally, we've done what we need to do for due	7	Like, with Elon Musk, it's tremendous what
8	diligence.	8	
9	MAYOR ZILKA: Mr. Esborn.	9	satellites up there, they can hit anywhere on the globe,
10	MR. ESBORN: Thank you. And, you know, if	10	but it's a low latency system.
11		11	Now low latency system means, you can make a
12		12	connection, for, like, safety scenarios, trying to find
13	think what we've done here is included those within the	13	
14	last round of review before the final plans on the	14	
15		15	
16		16	
17	met.	17	
18	Is that do you want to	18	-
19	MR. STEWART: Yeah. So in looking I	19	system for that.
20	don't have those comments in front of me as well. But I	20	What the network is down low is filling in
21	think when those were submitted, we had just those	21	_
22	comments reflective of these sets of plans.	22	
23	So I think this is what it is now, just	23	Ideally, I'm sure people have heard, you
24	-	24	
25	MS. FENDERBOSCH: So if I could have an	25	
	Page 22		Page 24
1			actives that people use. So you have to have a
2	If in the future, there are months when we	2	
3	are presented with this, if we could have our sheet		far as yes.
4	updated, so that the commissioners understand that those	4	I would like to accommodate other providers.
5	needs have been met, that would be very helpful.	5	The time point, That's times providers. They are the
6	Now I have some comments for the applicant.	6	operating over the 200-foot level, which is highly
7	MIR. DOTINI EEEE. ORay.		regulated by the recer rind they need more start up
8	MS. FENDERBOSCH: So I was happy to see the	8	there. And I'm trying to accommodate them.
9	letter stating the need. And it was done by Christopher	9	However, they are what is going to
10			
11	the need as the code requires. And as my colleague has	11	the companies are coming out suging, we are so ready.
12	requested, no is asked if there is going to be other sub	12	They can simulate some of the 5G features on
13			the 4G, or even a 3G network. But they are not going to
14	Are they all going to be from the Coast	14	get un of the bens the whistes and its not going to
15		15	
16	place their communication devices there?		
17	MR. SCARPELLI: My plan from day one was to	17	MS. FENDERBOSCH: If I could continue,
18		18	
19	communication companies.	19	MAYOR ZILKA: Certainly.
20	MS. FENDERBOSCH: This is 5G?	20	MS. FENDERBOSCH: Thank you.
21	MR. SCARPELLI: Yes. The actual there's	21	One of the engineering corps said you are
22	as far as getting into the teenment side of actually		
23	when type of equipment is up mere, I can creatly do		has the strength to hold up to 1.5 percent, you're
24		24	
25	the platform that the financial companies are operating	25	to be way beyond that.

			-
1	Page 25 MR. SCARPELLI: Right.	1	Page 27 MS. FENDERBOSCH: So there may be some other
2	MS. FENDERBOSCH: And so now you have the	2	options. And once the City soon will be having an
3	new tower.	3	urban forester. Because you wont be finished building
4	And I felt it was good for the City to be	4	that until August.
5	able to understand the present capacity and not only the	5	You may want to work with your forester for
б	new capacity but the present capacity. Because you are	6	some other options that you will be happy. That you
7	going to have two towers on that property.	7	will be investing, instead of multiple times to keep
8	And god forbid, a tornado comes and one hits	8	alive, you may be investing once or twice.
9	the other one, I think, this is why my colleague to the	9	I have no further questions.
10	left talked about the fall space.	10	Thank you.
11	And the year that they gave that to you was	11	MAYOR ZILKA: Thank you. Mr. Scarpelli,
12	a different year than you knew what height it was going	12	dealing with the 102 percent capacity, I'm looking at
13	to be.	13	the letter from attorney J. Marcy to Law Director Gary
14	And so that was the reason, I believe, for	14	Ebert. He talks about capacity. And I was confused as
15	your questions; is that correct, Mr. Orille?	15	to what that meant.
16	MR. ORILLE: Right. Right.	16	Is it referring to the weight of the
17	MS. FENDERBOSCH: All right. I'm going to	17	
18	move on to storm water, if I could.	18	with
19	So you are going to be draining into the	19	MR. SCARPELLI: Electronically. No.
20	common basin, then; is that right?	20	MAYOR ZILKA: Electronically?
21	MR. SCARPELLI: Ditch.	21	MR. SCARPELLI: No. It's not talking about
22	MS. FENDERBOSCH: Is that correct? Is that	22	the capacity of the frequency or the power output of the
23	right to the main basin? The industrial	23	electronics that are there.
24	MR. STEWART: So right now what's going to	24	When they the biggest thing is, like when
25	end up happening is all the drainage is a proposed,	25	Mr
	Page 26	-	Page 28
	24-inch pipe is going to coming in from the south and	1	MR. ORILLE: Orille.
2	have capacity of dumping into the existing storm sewer	2	MR. SCARPELLI: Orille asked.
3	as along Pin Oak Parkway.	3	I don't want anything falling off of this
4	MS. FENDERBOSCH: And that's on page 5 of 9	4	thing. And the safety issues around there. And the
5	sheets; is that correct?	5	design of these things are also not designed to fall
6	MR. STEWART: Actually, it's on page 3 of 9.	6	over. They actually kind of collapse onto themselves,
7	MS. FENDERBOSCH: Because your outline is on		
8	page 5 of your documentations.	8	But the capacity, they have to take into
9	MR. STEWART: Can you repeat that?	9	consideration geographical areas, wind elevations,
10	MS. FENDERBOSCH: On the top of page five 5,	10	uplift. When we get into wintertime, how much ice, with
11	in your notes, you're outlining your details.	11	the certain amount of ice, how strong can the winds get.
12	MR. STEWART: Right.	12	It's not just the weight of the stuff that's
13	MS. FENDERBOSCH: And have the de-watering		up there it's also that some of those antennas have a
14	down there.		configuration where it's annost fine a suit in the white.
15	The fence, once you're done with		So that's going to put twist on the tower and things.
16	construction, it will all be 8 foot; is that correct.		It's a very in-depth now it's wonderful that we have
17	MR. SCARPELLI: Um-hmm.		the computers that we have. But at a certain times,
18	MS. FENDERBOSCH: And that's per code, it's		it's a heck of a lot of calculations that go into it.
19	higher than the residential?	19	And I'm not allowed to exceed 105 percent.
20	MR. SCARPELLI: Um-hmm.	20	And I'm up to, like, 102 and a half, or something like
21	MS. FENDERBOSCH: Now last but not least,	21	that now, so
22	you are talking to a gardener. And I see that you are	22	MAYOR ZILKA: It was interesting you made
23	providing an air, which is sugar for deer.		reference to investments and the power plant and the
24	MR. SCARPELLI: Right. That's what I I	24	
25	wish I would have known that before I put that.	25	couple times that there's communications between Chicago

	Page 29		Page 31
1	and the New York Stock Exchange and it goes through that	1	MR. SCARPELLI: The one that's right along
2	tower.		Pin Oak is right by a little ditch that I have there.
3 4	So you are sharing some of that burden, as well.	3	And it's just a short section. That's only a 6-foot high fence.
5	MR. SCARPELLI: Exactly.	5	The 8-foot high fences, I'm going they're
6	MAYOR ZILKA: And it's almost a direct line	6	going to be back at the tower site.
7	now?	7	I don't believe I'm looking at putting an
8	MR. SCARPELLI: Right. And I had part of	8	8-foot fence along the I'll use this.
9	the swift system up there. Which is, it's kind of the	9	MS. FENDERBOSCH: You can zoom in.
10	old existing transfer of money, okay?	10	MAYOR ZILKA: You can zoom in on the screen
11	But there's all kind of stuff that's way	11	
12	above my pay grade that has to be decided with all those	12	MR. SCARPELLI: The little fence you are
13		13	talking about is right here, okay, out by the sidewalk.
14	secure site to be able to provide their service.	14	MS. FENDERBOSCH: No. Just the zoom.
15	But I think I would, Ms. Fenderbosch, I	15	MS. FENDERDOSCH. No. Just the zoom.
16	would be more than happy to entertain any other	16	(Off-the-record discussion was held.)
17	provider's needs if it can be in a conjunction with a	17	
18	city provider that needs space, I would like to be able	18	MR. SCARPELLI: So the new fencing is the
19	to help out any way I can.		8-foot fencing, is back here, around the compound, okay?
20	MS. FENDERBOSCH: Thank you.	20	This larger line, this is just showing property lines
21	MR. SCARPELLI: So that everybody has	21	and the setbacks.
22	choices and can pick the kind of provider that they	22	The fencing you are talking about, I
23	want.		believe, is right by the sidewalk here. And it's just a
24	MAYOR ZILKA: One other thing with regards	24	
25			But that's where we're making the attachment into the
	Page 30		Page 32
1	But is there a possibility that you could put		storm sewer at that point.
2	landscaping within the fencing and then the deer would	2	DR. MA: Okay. Thank you for clarifying
3	not have the ability to consume them? Is that too	3	this. I appreciate that.
4	compact in order to the accomplish that?	4	And the only other question I have is
5	MR. SCARPELLI: I can take a look at it.	5	getting back to Mr. Haas's questions about the security
6	One of the other things that I'm	6 7	piece and you're not really having anything.
7	contemplating. And I know there's going to be cost into		Is there any kind of standard of having
8	it. But I have seen some I sites where, instead of just	8	cameras up or anything? Do you have that?
9	the chain they have chain link and the barbwire, but		MR. SCARPELLI: Absolutely. They are
10	they are coating it with, like, a privacy-type fence,	10	working on standardizing the sites now. But cyber
11 12	too. I think that looks nice and it blocks people from	11 12	security and hardening what they call hardening of
12	seeing what's in the facility too there. But inside, the problem I'd see with that is	13	these sites, is number one on their priority right now.
14	-		So part of in this project of increasing
14	because of the plants have having a root system. And I'm trying to keep the growth out of the inside.	14 15	some capacity, I will also be having a surveillance
16	MAYOR ZILKA: I understand. Thank you.	16	system being put in.
17	Dr. Ma, do you have anything?	17	They're talking about right now, we can
18		18	do it with what we call daisy chaining the locks, so
10	DR. MA: You all were so very thorough and		when multiple people need to get into the facility, they
20	they answered most of my questions. But I will go back to chain-link fence, just to make sure I'm clear. I'm	20	have a key for their lock. But they may be requiring us
20	looking at these.	21	is go to a neglear of pe access to ane gates eventually.
21	-	21	I have not received those orders yet.
	It looks like you have one that is closer alongside Pin Oak Parkway, and you plan on removing that	22	But for right now, yes, I will be getting
23 24	alongside Pin Oak Parkway, and you plan on removing that and then having it just back around the gravel and the	24	TIDCO will have a surveillance system for themselves,
	towers; is that correct? Am I	25	which they don't right now, so DR. MA: Final question is, what kind of
		125	DK. MA: Filial question 18. What kind of

1	Page 33 safety requirements do you have, maybe having to add	1	be up any further because of the existing tower that's
2	things, repair things? I don't know what that looks	2	there, it basically put the tower back about 40 feet.
3	like.	3	And that's where it's reducing it to probably closer to
4	MR. SCARPELLI: Yes. We have there's	4	17 percent, or something like that, instead of 25
5	OSHA standards, as well as national standards. We have	5	percent.
6	a 100 percent tie-off policy at our tower.	6	MS. FENDERBOSCH: Chairman, the reason why I
7	That means any other climbers, they have to	7	ask the question, is that according to our New Planning
8	do it in a way that every move they make, they are	8	and Zoning Code 1216.06J, it looks like number 8,
9	reconnecting a tie. So there's never a time that they	9	Standards Applicable to Wireless Telecommunications
10	are not tied off.		Tower, D, as in David, I'm going to just read it.
11	Okay. I do keep close look at every		Because I believe the Commission needs to make a
12		12	decision.
13	fortunate to have good contractors. But I have had a	13	"The maximum height of a tower shall be 200
14		14	feet, unless the technical logical reason for locating a
15			higher tower is demonstrated to the satisfaction of the
16			Planning Commission and Council to be in order on a case
17	devices. And this this had to do with a wench that		by case basis by the wireless telecommunications service
18			provider making the request."
19	But we have pre-inclined meetings to make	19	And then says, "When a higher tower is
20	sure everybody has the proper attire that is going up.	20	required by provision of law, consistent with
21	And the game plan is talked about so that there's not		telecommunications ads of 1996, as made from time to
22			time be amended, the provider shall submit written
23	type of work.		
24	Everybody needs to go home at the end of the		and higher are especially encouraged."
25	day, and hopefully made a little bit of money, but go	25	So I think that we need to have some
	Page 34		Page 36
1	home safe, you know.	1	verification. And perhaps we have it, but it needs to
2	DR. MA: Thank you. No other questions.	2	be pointed out to us.
3	MAYOR ZILKA: Mrs. Raymond.	3	MAYOR ZILKA: Mr. Esborn.
4	MS. RAYMOND: I have no questions. Thank	4	Or, Joe, do you want to go?
5	you.	5	MR. SCARPELLI: Yeah, do you mind if I
6	MAYOR ZILKA: Thank you.	6	explain?
7	Mrs. Fenderbosch.	7	That is giving the argument of, is this
8	MS. FENDERBOSCH: I do have a couple of more		typically needed, okay?
9	questions and they are technical questions. And I don't	9	MS. FENDERBOSCH: That's excuse me, sir.
10	know if they are going to be answered by the staff	10	That's in another location. This has only
11	within the City, in combination with the application.		
12	So was the variance based on a 200-foot	12	MR. SCARPELLI: Right. For the height of
13			the tower.
14	Because your tower is going to be how many	14	In other words, your jurisdiction, you can
15	feet?		handle regulating the towers in your town. You can't
			deny a provider from giving the citizens the service.
16	MR. SCARPELLI: 300 foot.		
17	MS. FENDERBOSCH: Was the variance based on	17	But you can say, I want your towers to be in this area
17 18	MS. FENDERBOSCH: Was the variance based on a 200-foot tower, Mr. Esborn?	17 18	But you can say, I want your towers to be in this area or this area. And it limited to 200 feet. Because of
17 18 19	MS. FENDERBOSCH: Was the variance based on a 200-foot tower, Mr. Esborn? MR. ESBORN: I don't know specifically. I	17 18 19	But you can say, I want your towers to be in this area or this area. And it limited to 200 feet. Because of the highly regulatory nature of the over-200-foot
17 18 19 20	MS. FENDERBOSCH: Was the variance based on a 200-foot tower, Mr. Esborn? MR. ESBORN: I don't know specifically. I guess I would have to ask the applicant. I mean, the	17 18 19 20	But you can say, I want your towers to be in this area or this area. And it limited to 200 feet. Because of the highly regulatory nature of the over-200-foot providers, okay?
17 18 19 20 21	MS. FENDERBOSCH: Was the variance based on a 200-foot tower, Mr. Esborn? MR. ESBORN: I don't know specifically. I guess I would have to ask the applicant. I mean, the variance was requested in 2021.	17 18 19 20 21	But you can say, I want your towers to be in this area or this area. And it limited to 200 feet. Because of the highly regulatory nature of the over-200-foot providers, okay? We went through that entire process to get
17 18 19 20 21 22	MS. FENDERBOSCH: Was the variance based on a 200-foot tower, Mr. Esborn? MR. ESBORN: I don't know specifically. I guess I would have to ask the applicant. I mean, the variance was requested in 2021. MR. SCARPELLI: And it requires 25 percent	17 18 19 20 21 22	But you can say, I want your towers to be in this area or this area. And it limited to 200 feet. Because of the highly regulatory nature of the over-200-foot providers, okay? We went through that entire process to get it established to have the site at 300 foot, where it
17 18 19 20 21 22 23	MS. FENDERBOSCH: Was the variance based on a 200-foot tower, Mr. Esborn? MR. ESBORN: I don't know specifically. I guess I would have to ask the applicant. I mean, the variance was requested in 2021. MR. SCARPELLI: And it requires 25 percent of the height of the tower. So 300 for 25 percent, is	17 18 19 20 21 22 23	But you can say, I want your towers to be in this area or this area. And it limited to 200 feet. Because of the highly regulatory nature of the over-200-foot providers, okay? We went through that entire process to get it established to have the site at 300 foot, where it is. So how could there be any stronger argument that it
17 18 19 20 21 22	MS. FENDERBOSCH: Was the variance based on a 200-foot tower, Mr. Esborn? MR. ESBORN: I don't know specifically. I guess I would have to ask the applicant. I mean, the variance was requested in 2021. MR. SCARPELLI: And it requires 25 percent	17 18 19 20 21 22 23 24	But you can say, I want your towers to be in this area or this area. And it limited to 200 feet. Because of the highly regulatory nature of the over-200-foot providers, okay? We went through that entire process to get it established to have the site at 300 foot, where it

1	Page 37 MS. FENDERBOSCH: Right.	1	case on the Court of Appeals on that. So that is true
2	MR. SCARPELLI: And I was told by the	2	as far as fall zone
3	federal government to remind you that you cannot ask	3	MR. SCARPELLI: And the situation we are
4	them to take it down.	4	talking about is raw land behind me
5	MS. FENDERBOSCH: I'm that's not the	5	MR. EBERT: I understand. I just want to
б	question, sir. It's an internal thing. This is a new	6	make sure the falls zone of an extra 100 feet, to make
7	code for us. This is the first cell tower using this	7	sure that is met, as far as there's not an issue of
8	code. There is another section that has to do with	8	that. Because that safety need can be denied because of
9	need. This has nothing to do with need. All it has to	9	that. So I'm raising the question.
10	do with is height.	10	MAYOR ZILKA: All right. Were you going to
11	This body can grant you that. We just need	11	say something, sir?
12	to make sure we check the box that we've done our due	12	MR. HAAS: Real quick. I wanted to know if
13	diligence.	13	Mrs. Fenderbosch was able to she began to ask a
14	So just give us a moment. Mr. Esborn is		question about the storm water management. And I didn't
15	going to walk us through it. Because we probably have		know if that
16	what we need, but we want to make sure that that box is	16	MS. FENDERBOSCH: I was satisfied. Because
17	checked.	17	there's two parts to storm water management. One was on
18	If you would, Mr. Esborn.		the checkoff sheet that Chupa and Valid[phonetic] began,
19	MR. ESBORN: Thank you, Councilwoman		and then they left employment with the City, and the
20	Fenderbosch. I'm looking at the demonstration of need	20	rest of the form was not completed.
21	that this is the you know, it opens with the	21	But I found verification in the packet that
22	letter from Attorney Marcy to Law Director Ebert. So	22	Bramhall provided us with. And I was just hoping that
23	that begins the demonstration of a need.		in the future, internally, they would check off the
24	As long as the proposed height of this tower		need, saying "yes, we have it, we have it," so the
25	is in that demonstration-of-need document, that is what		commissioners wouldn't have to go back and forth, page
	Page 38		Page 40
1	our engaged structural engineer reviewed and made the	2	by page again.
3	determination that, indeed, this tower is needed to meet the demands.	3	MR. HAAS: Thank you. MAYOR ZILKA: Okay. Would anyone care to
4		4	
	So I think that is how our department viewed it, that the demonstration of need again, I was just	5	MR. HAAS: I will attempt to do so.
6		6	MAYOR ZILKA: Proceed.
	kind of looking for confirmation that that document has	7	
8	the proposed height in it. As long as it does, the way		MR. HAAS: Move for the approval of the
9	we view it is that when Engineer Chris Huhnke reviewed		Planning Commission and the referral to the City
10	the demonstration of need, and sort of opined that this		Building Department on Case No. 009-23, on the
10	tower is needed, he was saying this tower of X height is needed to meet the need.		application by Telecommunications Infrastructure Development Company TIDCO, located at 352 Avon Belden
12			
12	MS. FENDERBOSCH: That's good. So all I wanted to do is to check the box. Because this is the		Road, for the project located at 32867 Pin Oak Parkway for a site plan and conditional use approval for a cell
14			tower at the project address.
15	challenged down the road, we have done what the code	15	With permission, I would like to add, with
16			
10	asked us to do.	17	the understanding that the entire project site will be
18	MR. SCARPELLI: Absolutely.	18	relandscaped with consultation with the City.
18 19	MS. FENDERBOSCH: So thank you for your	19	MAYOR ZILKA: Thank you.
20	patience while we work our way through this.		Is there a second?
	Thank you, sir.	20 21	MS. RAYMOND: Second.
21	MAYOR ZILKA: Mr. Ebert.		MAYOR ZILKA: Mrs. Raymond seconds.
22	MR. EBERT: Just a question. You know, the	22	Any other comments?
23	need is not what you're talking about. But the fall	23	MAYOR ZILKA: Call the roll, please.
24		101	
24	zone is important and can be denied based on the fall zone issue, if there's an issue of safety. I've had a	24 25	MS. LaRosa: Mr. Haas. MR. HAAS: Yes.

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1	MS. LaRosa: Mr. Orille.	1	MAYOR ZILKA: Thank you.
2	MR. ORILLE: No.	2	Gentleman, introduce yourself and tell us if
3	MS. LaRosa: Ms. Fenderbosch.	3	you have been sworn in.
4	MS. FENDERBOSCH: Yes.	4	MR. KRANE: Jeremy Krane. I have been sworn
5	MS. LaRosa: Mayor Zilka.		in. Pulte Homes, 387 Medina Road, in Medina.
6	MAYOR ZILKA: Yes.	6	MR. O'CONNOR: Jim O'Connor, with Pulte. I
7	MS. LaRosa: Dr. Ma.	7	have not been sworn in.
8	DR. MA: Yes.	8	JIM O'CONNOR, of lawful age, called for
9	MS. LaRosa: Mrs. Raymond.	9	examination, as provided by the Ohio Rules of Civil
10	MRS. RAYMOND: Yes.		Procedure, being by Law Director first duly sworn, said
11	MS. LaRosa: Motion carried.	11	as follows:
12	MAYOR ZILKA: Your item has been approved.	12	MAYOR ZILKA: Proceed, gentlemen.
13	MR. SCARPELLI: Thank you very much.	13	MR. KRANE: So we have a Legacy Isle Phase
14	MAYOR ZILKA: You're welcome.	14	
15	The next case, Ms. LaRosa, proceed, please.	15	in context to where we're at, Walker Road is on the
16	MS. LaRosa: Case No. 010-23, Pulte Homes	16	north and the remaining Legacy Point Development
17	and Kopf Construction, Improvement Plan Approval for	17	surrounding. And the area here of Legacy Isle, itself.
18	Legacy Isles Subdivision Number 2B.		Another vantage point coming from the north into the
19	The Legacy Isles Subdivision is located	19	site.
20	south of Walker Road, east of Avon Belden Road, and west	20	The site plan itself, which is made up of
21	of Jaycox Road, in a Planned Unit Development zoning	21	single-family homes, town homes, as well as the
22	district. The general approvement plan was approved by	22	clusters. The red is the clusters; the blue are town
23	Planning Commission in 2018, and then refined and		homes; and the Phase 2B is made up of the single-family
24			homes.
25	Subdivision Number 1 Improvement Plans were	25	So 2B is currently these 20 homes, the
1	approved by Planning Commissions in 2020. And	1	Page 44 single-family homes.
2	Subdivision Number 2 Improvement Plans were approved in	2	MAYOR ZILKA: Do you have any other
3	2022.	3	comments?
4	Subdivision Number 2B consists of 16 lots	4	MR. KRANE: That's our only comment. I
5	west of Congressional Lane and Trillium Court. And more	5	would be welcomed to answer any
б	lots at the northeast end of Royal Troon Drive.	6	MAYOR ZILKA: Jim, do you have any other
7	MAYOR ZILKA: Thank you.	7	comments?
8	Before we begin, any comments from	8	MR. O'CONNOR: No. That's it.
9	Engineering on this item, Mr. Howard?	9	MAYOR ZILKA: Okay. We'll start with
10	MR. HOWARD: On behalf of the City, we	10	Mr. Haas.
11	reviewed the revised plans to make sure they addressed	11	MR. HAAS: I don't really have any questions
12	the previous comments from Chagrin Valley, dated March	12	of any substance. And this may be actually outside of
13	30th, of '23. The applicant did address all those	13	the project area.
14	comments.	14	Because I visited the site. That circle
15	The only additional comment that I brought	15	where Innisbrook comes into congression, it seems like
16	up was the driveways for the future homes could be	16	that's going to be a very tricky intersection. It just
17	within the 20 foot storm sewer easement to the HOA in	17	seemed a little confusing to me. Not as if there were a
18	the City. And there would just be some protection, that	18	lot of construction vehicles or anything there as I was
19	if the City ever had to get in to access that storm	19	going through it, but the site lines, where Innisbrook
20	sewer, that the City would not be responsible for	20	comes in, yield to that I don't know what you'd call
21	replacing the driveways.	21	that. It's not quite a cul-de-sac, but
22	And the applicant has mentioned that they	22	And Innisbrook is also the private street
23	will provide that on their plot plans, and let the	23	that ultimately goes around and connects with the other
24			
	future homeowners know that, that is at their risk of putting the driveway on top of the storm sewer.	24 25	cluster homes in the beginning of this project? MR. KRANE: That is correct.

			-
1	Page 45 MR. HAAS: Okay. But I don't think the pool	1	sewer system. I'm sure there's been situations where
2	and the clubhouse are within this 2B project at this	2	the City has had to get involved with HOAs and storm
3	point?	3	systems. It happened in the past.
4	MR. KRANE: They are actually within Phase	4	But our documents try to protect the City in
5	2A. We currently have plans in for review to start the	5	that event, and purposely put the onus on the Homeowners
6	clubhouse in that area. So that's in the design B	6	Association for the maintenance of that, should they
7	process.	7	need to maintain it and that driveway needs to come out
8	The pool drawings are also with the State as	8	or gain access or impede it for a certain period of
9	well. So we are waiting for the State to give their	9	time. The HOA is responsible for putting it back.
10	approval.	10	MR. ORILLE: So the ultimate homeowner, or
11	MR. HAAS: Other than fact that I always get	11	purchaser, will receive a disclosure, I guess,
12	lost when I drive through this development, it took me a		indicating that if their driveway is built in the area,
13	while to find my way in, and getting out		it would be a disclosure to them?
14	MR. KRANE: Breadcrumbs.	14	MR. KRANE: Yeah. We do a TOPO currently,
15	MR. HAAS: the homes are just beautiful.	15	as we discussed this morning, if you would like, I don't
16	And I think it's going to be a great development.		mind actually adding a formal letter to that fact. You
17	MAYOR ZILKA: I haven't mastered the		know, signed when a buyer purchases the home.
18	Westwinds, let alone this.	18	I'm thinking if it is a spec home, we may,
19	Thank you, Mr. Haas.	19	as Pulte, sign it initially. We can provide it in the
20	Mr. Orille.		documents that they would sign at the time of purchase.
21	MR. ORILLE: So will the driveways be built		We could maintain, in a file, and provide it to the
22	into the storm sewer easement area?		City.
23	MR. KRANE: There's the potential on some of	23	MR. ORILLE: Okay.
24	them. It depends on the site plan. And the actual home	24	I appreciate it.
25	plan that the customers select.	25	MR. KANE: Thank you.
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1	So some of the homes are wider than others,	1	MAYOR ZILKA: Thank you.
2	depending on the garage landing, whether it's a	2	Mrs. Fenderbosch.
3	side-entry or front-entry garage. What we do with the	3	MS. FENDERBOSCH: Thank you. I'm going to
4	process is we have them sign off on it and acknowledge	4	follow up on the same question.
5	the plat.	5	As a council person, I deal with the
б	So when the TOPO is created, showing that,	6	aftermath. Many years, in times, the property is sold
7	we outline where all of the easements are, we have them	7	and sold again. I would recommend that whoever has a
8	sign, acknowledge, and educate them.	8	whoever is going to lead us in putting together the
9	It was discussed today in a meeting that in	9	language for the vote would add that there would be a
10	a lot of cases, we will build spec homes, in which case	10	letter, so that there's formal action by this body, and
11	we are submitting to the permit, we have TOPO prior to	11	a letter can go in.
12	the customer signing up for that home.	12	I don't know if you actually call it a deed
13	But we always, whenever we have enter into a	13	restriction, because it's the HOA. But it's part of
14	contract with the homeowner, that's one of the immediate		what the title company would be providing upon transfer.
15	things that we do, not only for their education, but our	15	And that way, the buyer would sign it and acknowledge
16	protection, in terms of making sure that they understand	16	that they have received it.
17	everything that is on the TOPO.	17	It also protects you folks. It protects the
			City. It protects the future buyers.
18		18	
	So we actually go through and highlight in	18 19	
19	So we actually go through and highlight in different colors where the easements are. Things like	19	But I would like to deal with storm water.
19 20	So we actually go through and highlight in different colors where the easements are. Things like as fences and storm easements that have haunted us, as	19 20	But I would like to deal with storm water. My favorite topic when it comes to this particular
19 20 21	So we actually go through and highlight in different colors where the easements are. Things like as fences and storm easements that have haunted us, as well as the City. We try to educate them as best we can	19 20	But I would like to deal with storm water. My favorite topic when it comes to this particular development. I'm always asking it.
19 20 21 22	So we actually go through and highlight in different colors where the easements are. Things like as fences and storm easements that have haunted us, as well as the City. We try to educate them as best we can in terms of what is out there.	19 20 21 22	But I would like to deal with storm water. My favorite topic when it comes to this particular development. I'm always asking it. So let's turn to page 8, if we could, from
18 19 20 21 22 23 24	So we actually go through and highlight in different colors where the easements are. Things like as fences and storm easements that have haunted us, as well as the City. We try to educate them as best we can	19 20 21 22	But I would like to deal with storm water. My favorite topic when it comes to this particular development. I'm always asking it.

 verse sked to raise the grading, right? poppety that's acts to the model, which we've discussed And there's, if you could walk us though if, I vould appreciate it, as part of this record. MR, KRANE: So I'm going to start bicotrally with this. one: MR, KRANE: So The area of 2B, which is this cul-de sac right here, as well as a couple of homes in watersked area, which is all draining to this storn watersked area, which is all draining to this storn watersked area, which is all draining to this storn watersked area, which is all draining to this storn more that was highlighted to make sure it's been answered. Watersked area, which is all draining to this storn more that was highlighted to make sure it's been answered. Watersked area, which is all draining to this storn more that more that was highlighted to make sure it's been more that more that was highlighted to make sure it's been more that more that was highlighted to make sure it's been more that more that was highlighted to make sure it's been more that more that was highlighted to make sure it's been more that more that was highlighted to make sure it's been more that more that was highlighted to make sure it's been more that more area or print more. MR, KANE: So i'T work backwards into the MR, KRANE: We have the main trunk sever storn ware because that somes that so and you seen to have drains coming back on the green lines. and bas the area. The layer or this so. more of that answers		David 40		Davis [1]
i L would appreciate it, as part of this record. 3 But I have no inther questions. There is MR. KRANE: So Im going to start 5 one more page. Just a moment. MR. KRANE: So Im agoing to for it. 5 MR. KRANE: So Im agoing to goal? MR. KRANE: So Im agoing to spare area or and the watershear and which is all draining to this storm 5 MR. HOWARD: (Indicating.) Watershear act. which is all draining to this storm 10 answered. Watershear act. which is all draining through The Inspection Maintenace Agreement, you are going to here that transh dodd wily our paperwork. MR. FENDERBOSCH: Can I stop you a second? MR. OCONNOR: It's already filed. MR. KANE: So if york backwards into the part of this synt. Additioning or are you pipping it underground? MR. FENDERBOSCH: Yes. MR. KANE: We have the main trunk seven: 10 NS. FENDERBOSCH: So if York backwards into the part of this pipe. MR. KANE: We have the rear-yard draine conting from this pipe. 10 No further questions. The is low and thain trunk seven: MR. KEANE: We have the main trunk seven: 12 No further questions. Thank you. MR. KEANE: We have the main trunk seven: 14 Avon Lake because wate so fail. And you seem to have thai secmal to a source of the secure shout as on thain trunk seven: 14 MR. KEANE: We have th	1	were asked to raise the grading, right?	1	property that's next to the model, which we've discussed
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¹	3	it, I would appreciate it, as part of this record.	3	But I have no further questions. There is
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	24	job.	24	if approved?

	Page 53		Page 55
	itself?		about whether that's really sort of how we want to do
2	DR. MA: On the homes in 2B.	2	that.
3	MR. KRANE: So ideally I don't have my	3	So the plan now is, we will continue on the
4	schedule here.	4	course for this to go to City Council. I believe the
5	But ideally, we would like to start it in	5	next CCM is on the 20th?
б	July. But that depends on tonight and our progression	6	MS. FENDERBOSCH: If I could, so the new
7	through council, which would put us then in September	7	code is different than the old code. The old code,
	for payment down. And it's taking a long time nowadays	8	first of all, is two different codes.
9	to get the utilities themselves completed, electric, gas	9	Let's go with City Council's rules. City
10	to the units themselves. So we would anticipate	10	Council has a rule that there's three readings. So
11	probably releasing these for sale in the spring of next	11	there's the CCM, there's a council meeting where we
12	year.	12	vote, right? That's the first two meetings.
13	DR. MA: And the only other final comment	13	So in essence, there's a number of times it
14	that I would have is, I would agree I was thinking for	14	comes before the public. That's City Council.
15	especially spec homes or homes as they change hands,	15	But the old code, depending on what it was,
16	having a formal letter indicating that storm sewers are	16	we could take it through the second meeting or we could
17	under the driveways.	17	take it through one meeting.
18	That's it.	18	With the new code, I'm going to read this,
19	MAYOR ZILKA: Mrs. Raymond.	19	because it only requires one meeting. And it does not
20	MS. RAYMOND: My questions have been	20	require us to take it to a CCM.
21	answered. Thank you.	21	Number 5, and I'm on page 29. And this is
22	MAYOR ZILKA: MS. Fenderbosch.	22	1214.05. And this is under C. And it is Step 5.
23	MS. FENDERBOSCH: Thank you. I just want	23	"Review a decision on the preliminary plan
24	some clarity.	24	by City Council."
25	So, Mr. Esborn, this will be going to City	25	And we talked about these improvement plans,
1	Council or will not be going to City Council, from the	1	Page 56 right? And it says, "The City Council should review the
2	discussion earlier?	2	plan application at its next regularly-scheduled meeting
3	MR. ESBORN: So let me back up just a little	3	or at a special meeting following the receipt of the
4	bit on that question.		recommendation from the Planning Commission."
5	These are improvement plans in a major	5	Because when we were with our consultant,
б	subdivision. Since the Planning Commission reviewed and	6	she did not want construction to be held up due to
7	approved the Harbor 3 Improvement Plans in April, our		processing when we already had it through because you
8	department has been struggling to find a clear answer in		folks had a different process than what we used to have.
9	the Planning and Zoning Code to, "do improvement plans	9	You already go through an internal review over and over
10	go to Council for approval or do they just go to	10	again before it comes to us.
11	Planning Commission for approval?"	11	Then if you go to number 9, step 8, it says,
12	And the code is just not clear enough on	12	"City Council Review and Decision on the final plat
13	that. You know, what we sort of had resolved coming	13	acceptance of improvements of City Council. A the City
14	into tonight, having consulted Wendy Moeller from		Council shall review the final plat," which this is not,
15	Compass Point, who is our consultant in writing the	15	"as next scheduled meeting or special meeting following
16	code, is that they do go to council. One, because	16	the review and recommendation from the Planning
17	that's largely past practice. And two, because that	17	Commission."
18	was, as she recalled, the intent when we wrote the new	18	So it's utilizing this as though it's all in
19	code.	19	one. "B, City Council should make a decision in 60 days
20	So that's why the agenda says that, you	20	of receiving the final plat."
21	know, the project description say, that based on	21	This is not a final plat, so we keep
22	approval, these go to City Council.	22	reading. "C, if City Council denies the final plat, the
23	However, even sort of as we were meeting	23	applicant should move forward to due process until the
24	with Pulte today, sort of talking about how improvement	24	final plat and improvements plans are approved by City
~ -	plans are processed, it made us kind of wonder again	25	Council."

	Page 57		Page 59
1	So it's very confusing. "D, the City,	1	plate, and then there's also ramifications what would
2	through action by the City Council, may approve the	2	happen after 60 days, 90 days, et cetera.
3	final plat and accept public improvements made by a	3	MR. ESBORN: And if I could take that one
4	subdivider that meets certain conditions," and it goes	4	step further with Planning Commission being the first
5	on.	5	Tuesday of the month, you are usually going to have that
6	But you're right, it doesn't tell us for the	6	schedule, where there is a voting meeting on the Monday
7	improvement plan, what to do. But it does state, "bring	7	following the Planning Commission, so that
8	it to council's very next meeting."	8	MR. O'CONNOR: You know, this is excellent
9	So that would be, if the next meeting is a	9	discussion. And I'll speaking from a very broad
10	CCO, we'd bring it to that. If the next meeting is a	10	perspective. I've been before you many times where it
11	council meeting, we'd bring it to that. It does not	11	was September, and we're trying to get going and paving
12	require the three meetings.	12	it down. So it becomes critical timing that could
13	Law Director, do you agree with that?	13	impact development cost and quality.
14	MR. EBERT: I agree that it should be at a	14	Many cities look at this and say, "If it's
15	regular council meeting, not at a special meeting.		something that's legislative, i.e., a development plan
16	MS. FENDERBOSCH: Say it again, so she can		or a rezoning, that absolutely, 100 percent should go
17	hear.		through council and the committee process and the
18	MR. EBERT: It should be at a regular	18	readings.
19	council meeting, not at a CCO meeting.	19	This, under the Ohio Revised Code is
20	MS. FENDERBOSCH: Not at a special meeting,		actually an administrative approval of something that
21	correct?		comports that something you've already approved
22	MR. EBERT: Correct.		legislatively.
23	MR. ESBORN: You know, I think that if we	23	So it follows the development plan and it's
24	were able to have council approval that was more		just the actual physical improvement plan. So that
25	expedient that we didn't have to take it to the CCM,	25	creates a good distinction of one meeting and
	Page 58		Page 60
	Page 58 that would be sort of a good path forward.	1	
1	Page 58 that would be sort of a good path forward. I do think we would benefit from a text	1	administrative approval, and then the large issues go to the full
1 2 3	Page 58 that would be sort of a good path forward. I do think we would benefit from a text amendment clarifying this. And my inclination right now	1 2 3	administrative approval, and then the large issues go to Page 60 the full MS. FENDERBOSCH: And maybe we will start in
1 2 3	Page 58 that would be sort of a good path forward. I do think we would benefit from a text amendment clarifying this. And my inclination right now is that it should maybe happen before our	1 2 3 4	administrative approval, and then the large issues go to the full MS. FENDERBOSCH: And maybe we will start in the future maybe change the name of it. Maybe it will
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1 2 3 4 5 6	Page 58 that would be sort of a good path forward. I do think we would benefit from a text amendment clarifying this. And my inclination right now is that it should maybe happen before our end-of-the-year text amendments. But, you know, again, what Councilwoman	1 2 3 4 5	administrative approval, and then the large issues go to the full MS. FENDERBOSCH: And maybe we will start in the future maybe change the name of it. Maybe it will be an a "modification", versus, "improvement". Because as for American Planning Association changing how they
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	Page 61		Page 63
1	storm sewer?	1	
2	MS. FENDERBOSCH: It's also the driveways	2	Now if the Commission wants to discuss that,
3	that are over the storm water easements, if I could,	3	that's fine by me.
4	sir.	4	But we've been you know, we've been
5	MR. HAAS: The storm water clean-out and the	5	acting as if it's the 5th. You know, we sort of set a
6	fact that the storm sewer runs under their driveway on	6	sort of deadline for applications as if it's the 5th.
7	the lot.	7	I mean, the nice thing is, if it were pushed
8	MAYOR ZILKA: Do I have a second?	8	back, that's not a huge problem. But we have been
9	DR. MA: I'll second.	9	operating under that assumption.
10	MAYOR ZILKA: Dr. Ma seconds.	10	MAYOR ZILKA: Let's put it this way, how
11	Final comments?	11	many people would be able to attend the meeting on the
12	MAYOR ZILKA: Call the roll, please.	12	5th of July?
13	MS. LaRosa: Mr. Haas.	13	What?
14	MR. HAAS: Yes.	14	MS. FENDERBOSCH: Would be or not?
15	MS. LaRosa: Mr. Orille.	15	MAYOR ZILKA: Would be able to attend?
16	MR. ORILLE: Yes.	16	So who would not be able to attend?
17	MS. LaRosa: Sorry.	17	Okay. I guess we're going to have it on the
18	Ms. Fenderbosch.	18	5th of July then.
19	MS. FENDERBOSCH: Yes.	19	MS. RAYMOND: Unless, if I may.
20	MS. LaRosa: Mayor Zilka.	20	Ted, if there's applicants that would
21	MAYOR ZILKA: Yes.	21	benefit from the extra time, or not?
22	MS. LaRosa: Dr. Ma.	22	MR. ESBORN: You know
23	DR. MA: Yes.	23	MS. RAYMOND: That's the only one question I
24	MS. LaRosa: Mrs. Raymond.	24	would have.
25	MRS. RAYMOND: Yes.	25	MR. ESBORN: And I think that I'm very happy
1	Page 62	1	Page 64
2	MAYOR ZILKA: Your item has been approved.	2	to say this, and I think this is part of this is certainly having Kelly with the City.
3	MR. KRANE: Thank you.	3	
4	MR. O'CONNOR: Thank you.	4	You know, we're in a position now with the
5	MS. FENDERBOSCH: And I will put it on the	5	July meeting, where the submission deadline is tomorrow.
6	agenda for Monday.	6	And, you know, so it's pretty much set.
7	Actually, I believe that Mr. Esborn will be		I mean, the people who either have their
	presenting. We are trying to have some consistency with	7	stuff in or are going to have their applications in, we
8 9	the presenting. So I don't know who will be presenting.		know who they are. And so, I mean, it would maybe it
	Is that correct, sir?		could give the City more time. But I really don't think
10	MR. ESBORN: It certainly can be.		it matters that much.
11 12	MS. FENDERBOSCH: Thank you.	11	MAYOR ZILKA: So we're going it on July 5th,
12	Or I'm sorry. It's now Kelly. I'm sorry.	13	as we may have already established.
	You guys will work it out. Somebody from		DR. MA: My only ask would be and I
14 15		14	
	MAYOR ZILKA: We do have a procedural item.		packets. But if you could give it to us by Thursday,
16	The next meeting is seneduled for Tuesday,		for sure, for the week before. That would give us a
17	July 4th, I believe. So we certainly don't want to meet		little bit of extra time and we wouldn't have to do this
18	on July 4th. That is pretty much a holiday kind of	18	completely over the holiday weekend.
19	period.	19	MAYOR ZILKA: You don't want to spend the
20	MR. HOWARD: I would recommend that we move	20	8 · · · · · · · · · · · · · · · · · · ·
21	the July meeting to the second Tuesday of the month, if	21	DR. MA: No, sir.
22	line s only.	22	MAYOR ZILKA: Okay. Motion to adjourn
23	MR. ESBORN: Again, I think we already I	23	
24	and a second ap at the fast meeting and I think it	24	General Public Discussion.
25	was ex-Chairman Plunkett, who said that it had already	25	I'm sorry. Would anyone like to speak for

1 The Public Discussion? 1 And [1] just say one other item on i, 1 2 Yes, sir. Come on up, 2 sow there was, on tems such as that, in regard to tax 4 and state if you have been worn in. 4 abatement. This has to be approved by the school board? 6 Iwas very surprised at that. The schizzz, come forth and give your name 5 6 ALFRED SCHIZZA, of lawful age, called for 6 I ohar are the understanding on that. But I mohping 7 examination, any provided by the Ohio Rules of Civil Final content of the project has 10 9 motions: A first of Schizzz, and I'm arsident of Avon 11 MAYOR ZILKA: First of all, the project has 10 hese meetings. 11 Mark to give your and the schizzz, and I'm arsident of Avon 14 11 format. And some of the things were brought up and 15 inters some issues with regard to 12 format. And to commend you on the two issues. 14 Mark to acker and that at commend you on the two issues. 14 format. And exessel today. 14 4 abatement. That process was used when wey to really 15 statizzzed, and I want to comme		Dama (F		Deve 67
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	23			
2^{24} come to these meetings. I highly, highly encourage 2^{24} MR. EBERT: If they withdrew, they would		come to these meetings. I highly, highly encourage	24	MR. EBERT: If they withdrew, they would
²⁵ other people to do so. ²⁵ reapplying.	25		25	

1	Page 69 MR. SCHIAZZA: I'm certainly glad of that.	1	Page 71 MAYOR ZILKA: We certainly wouldn't suggest
2	Because I feel that the residents of Avon Lake do pay	2	that the property that these apartments were going to be
3	fair share of taxes to develop an area that they would	3	built on would be distressed. This is a prime piece of
4	have to supplement, I really my own personal thoughts	4	property there.
5	here are that we are not particularly thrilled in doing	5	MS. FENDERBOSCH: I think, if I could,
6	that.	6	Chairman, there's something else that needs to be
7	So I've been in the community for well, 34	7	discussed. And it's taken a lot of years to where we
8	years now. And I went through Aqua Marine, and what	8	are now.
9	took place there. I know that's been defined as	9	I think you remember what we went through
10	distressed area, yet, I couldn't understand why. I	10	
11	didn't think there was much there, that's all.	11	found three target areas in the City of Avon Lake that
12	Aqua Marine had their recreation facility	12	we were focusing on. And the corner of 83 and Walker
13	and bowling alley. And I thought well, beyond that,	13	_
14	I, perhaps, my view of the distressed area is nothing	14	MR. SCHIAZZA: Um-hmm.
15	like I've been fortunate enough to never see a	15	MS. FENDERBOSCH: And there are plans for
16	neighborhood like that in Avon Lake.	16	_
17	MAYOR ZILKA: Well, it was going downhill	17	community and to change the shopping center, as we know
18	and with the different sales, the Mari[phonetic] had	18	
19	purchased it, and it was no tax at all because it was	19	MR. SCHIAZZA: The shopping center on the
20	religious institution. And the clientele started to get	20	
21	a little strange. A lot of things were happening.	21	MS. FENDERBOSCH: On the north side, that's
22	There's a lot of calls to police and fire department.	22	correct.
23	If you remember the Aqua Marine, it was a	23	Because right now, it's a strip. And to
24	very low ceiling, and people would stand out in the	24	possibly take there's been a lot of options that's
25	hallway and smoke and set off their smoke detectors. So	25	
	Page 70		Page 72
1	the fire department, three or four times a week, went	1	parking lot and bring some buildings in towards it or
2	down there and is a nuisance.	2	some areas. I don't see the engineer here that's part
3	The bowling alley is separate and always has	3	of those plans.
4	been, is my understanding. So we don't want to, in any	4	But you'll see in other areas around that
5	way, suggest that the bowling is it's an asset to our	5	area coming before us, and have come before us, higher
6	city, so	6	density. Because that was the plan, to have higher
7	MR. SCHIAZZA: Um-hmm.	7	density coming in.
8	MAYOR ZILKA: So this was an opportunity to	8	And I know that with the Facebook traffic
9	develop the parcel. And the cost of tearing down the	9	that I saw, some people were concerned there was going
10	facility and building was quite substantial, so that was	10	to be Section 8. No way was there going to be Section 8
11	challenge. So that was the incentive to do what they	11	there at all.
12	did.	12	The first level was going to be a garage.
13	Those facilities there are very nice. The	13	And the second and third level would be a liveable
14	apartments are comfortable, nice, affordable. And they	14	space. And it wasn't just a big rectangular box, quite
15	do provide a need. They also build up the number of	15	attractive, with pathways and gazebos. And you probably
16	people living in the end of the town, which gives us	16	
17	economic help to the small businesses in the area.	17	MR. SCHIAZZA: I have not.
18	MR. SCHIAZZA: Sure. I certainly see it in	18	MS. FENDERBOSCH: There are sessions here
19	a plus in that regards. And I'm happy that it took	19	that everybody's welcome to come in to, any time you
20	place.	20	would like to, you can come back. To but what you saw
21	Perhaps, my thoughts are, as far as, once	21	
22	again, when I saw tax abatements for that, I kind of	22	But I didn't want you to walk away thinking
23	questioned it. I would think there's many buildings		that higher density won't happen in Avon Lake. From
24	that seem very happy and eager to build in Avon Lake,	24	what we are hearing from duly developers, there's
25	even with the disadvantages that you had mention, sir.	25	definitely a need for higher-end apartment complexes.

1	Page 73 And I'm sure we are going to be seeing it somewhere.	1	DR. MA: Yes.
2	MR. SCHIAZZA: Again, just the quick math	2	MS. LaRosa: Mrs. Raymond.
3	120 units and two occupants per unit on 7 acres of land,	3	MRS. RAYMOND: Yes.
	that was a density of 22,000 of people per square mile,	4	MS. LaRosa: Motion carried.
	that seemed high to me.	5	
6	MAYOR ZILKA: But if you took that parcel	6	MAYOR ZILKA: Thank you.
7	and brought in the shopping area, the density becomes	7	We are adjourned.
	substantially less on that formula, which is what it	8	$(M_{acting a disumped at 9.20 mm})$
	does.	9	(Meeting adjourned at 8:39 p.m.)
10	When it talking about the parking area, it's	10	
	fast and not an attractive use of land, but again,	11	
	•	12	
	looking at it as a complex, as opposed to just the	13	
	apartment units, the density is affected and it balances	14	
	it a bit.	14	
15	MR. SCHIAZZA: Okay.		
16	MAYOR ZILKA: But we can argue that all	16	
	night.	17	
18	MR. SCHIAZZA: I want to thank everyone for	18	
	taking the time for listening to my concerns. And	19	
	again, I'd like to look forward in the future to be more	20	
	aware. As I said, when I saw it to look at it the last	21	
22	few weeks, and I would talk to individuals, they were	22	
23	just more mystified than me. So I just thought it	23	
24	seemed very big to me.	24	
25	MAYOR ZILKA: We've been talking about it	25	
1	For, what, a year and a half at public meetings and it's	1	Page 76
	been in the paper. But I appreciate that not everyone	2	
	studies everything that their city government does. We	3	CERTIFICATE
		4	CERTIFICATE
	will try to make a better effort to get the word out as	5	I, Denise Cardona, a Notary Public within and for
	to what's happening. Certainly, the City website is one		· · · · · · · · · · · · · · · · · · ·
1.	place to go because we list that on the agenda when it		the State of Ohio, do hereby certify that I attended the
	comes up. And the City Council meeting is also on	1 1	foregoing hearing in its entirety, that I wrote the same
	there. And it passes through City Council.	1 1	in stenotypy, and that this is a true and correct
9	MR. SCHIAZZA: I see. Thank you very much.		transcript of my stenotype notes.
10	MAYOR ZILKA: You're welcome.	10	IN WITNESS WHEREOF, I have hereunto set my hand
11	Anyone else? Permission to speak.		and seal of office, at Cleveland, Ohio, this 22nd day
12	Okay. Motion to adjourn.	12	of June, 2023.
13	MR. FENDERBOSCH: So moved.	13	
14	DR. MA: Second.	14	
15	MAYOR ZILKA: Okay.	15	
16	Call the roll, please.	16	
17	MS. LaRosa: Mr. Haas.	17	
18	MR. HAAS: Yes.	18	Denise Cardona, Notary Public, State of Ohio
19	MS. LaRosa: Mr. Orille.	19	
20	MR. ORILLE: Yes.	20	Cleveland, Ohio 44114
21	MS. LaRosa: Ms. Fenderbosch.	21	My commission expires November 29, 2026.
22	MS. FENDERBOSCH: Yes.	22	
23	MS. LaRosa: Mayor Zilka.	23	
24	MAYOR ZILKA: Yes.	24	
25	MS. LaRosa: Dr. Ma.	25	



Amendments to June 6, 2023, Meeting Minutes

Page: 1 (1) Line 20 Line 22	Between Line 19 and 20 Insert Line and add "EX OFFICIOS:" Move "Chris Howard" [Page 1: (1) Line 22] under APPEARANCE: [Page 1: (2)]
Page: 1 (2) Line 3 Lines 4–8	Move "Gary Ebert" [Page 1: (2)] to EX OFFICIOS [Page 1: (1) Line 22] Delete lines 4 through 8
Page: 3 (10) Line 20	Change "was sick" to "had a conflict of interest"
Page: 5 (20) Line 13	Change "Mr." Fenderbosch to "Mrs." Fenderbosch
Page: 6 (22) Line 12	Add " –" after "sub"
Page: 7 (26) Line 23	Change "air" to "arborvitae"
Page: 10 (40) Line 7 Line 9	Change "of" to "by" Change "Building Department" to "Council"
Page: 10 (39) Line 18	Change "Chupa and Valid[phonetic]" to "Chagrin Valley Engineering"
Page: 12 (48) Line 25	Change "raise" to "grade"
Page: 13 (50) Line 12 Line 18	Change "calk" to "Kopf" Change "that he mirror" to "they are mirroring"
Page: 15 (57) Line 10 Line 19	Change "CCO" to "CCM" Change "CCO" to "CCM"
Page: 18 (69) Line 18	Change "Mari[phonetic]" to "Maharishi Ayur-Veda"
Page: 18 (70) Line 23	Change "buildings" to "builders"