

2022 ZC Minutes

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FEBRUARY 9, 2022

The Perry Township Zoning Board held a regular meeting on February 9, 2022. Chairman Mark Welch, Vice Chairman Chris Corfias, and Tom Barrett attended the meeting. George Smerigan, Township Trustee Rick Amos and Township Administrator Karen Sundy were also in attendance. Representatives of Contract Consultants as listed on the attendance sheet were also at the meeting.

The meeting was called to order and Vice Chairman Chris Corfias made a motion to enter the minutes into record as written. The motion was seconded by Tom Barrett. POLL OF BOARD: 3 Ayes. Motion Unanimous.

The next item of business was to elect officers for 2022. Chris Corfias nominated Mark Welch to remain as chairman and the nomination was seconded by Tom Barrett. Tom Barrett nominated Chris Corfias to remain as vice chairman and the nomination was seconded by Mark Welch. Tom Barrett made a motion to close nominations and take a vote to retain Mark Welch as chairman and Chris Corfias as vice chairman, the motion was seconded by Chris Corfias.

POLL OF BOARD: 3 Ayes. Motion Unanimous.

Next, the board heard a presentation by Thomas Trivisonno of Contract Consultants for a residential subdivision at the Janos property on Lane Rd. Plans for the proposed Creekside Crossing had been delivered to the board members prior to the meeting. George Smerigan asked if the storm water management ponds in the plan would be for this development only or if surrounding properties would also have access. Mr. Trivisonno said that they were for the proposed development.

George Smerigan asked who would own and operate the proposed water treatment plant. Mr. Trivisonno replied that his company would manage it for the first five years and then it would be turned over to the homeowner's association. He said that a class two operator would manage the plant. Tom Barrett asked what the architectural look of the plant would be. Mr. Trivisonno replied that it would look like one of the houses with a pitch roof. He said that they anticipated 400 gallons per day of wastewater being managed at the treatment plant. Mr. Trivisonno also said that his company would have money earmarked for any repairs or supplies need to run the plant until a contingency of funds had been built up by the homeowner's association.

George Smerigan questioned what the timeline for starting the project was, if it were to be approved and Mr. Trivisonno answered approximately 90 days. Rick Amos asked if the initial phase was all on the Janos property and Mr. Trivisonno replied yes. Chris Corfias expressed his concern that green space in a PUD is supposed to buffer the development from view, but the Creekside Crossing plan pushes the development towards the road. Tom Barrett expressed concern about the added traffic on Lane Rd.

Kay Hovanian Homes would be the builder for the proposed development, and they would like to have a variance to offer a 1400 square foot ranch home. There would be a minimum of four models of homes and as many as six different models.

Rick Amos expressed concern that, if the development were to be approved, the township would be losing industrial zoned property that is not easily replaced. Mark Welch noted that the development is not in line with the township's comprehensive plan.

Tom Barrett made a motion to send the packet for Creekside Crossing to the Lake County Planning Commission and ask for it's input. The motion was seconded by Mark Welch. POLL OF BOARD: 2 Ayes/1 Nay. Motion passed.

The board set a regular meeting for March 2 at 6:00 p.m. so that the absent board members could discuss the matter and share their comments and concerns to the board and Contract Consultants representatives before a public hearing was scheduled.

There being no further business, Chris Corfias made a motion to adjourn. The motion was seconded by Tom Barrett. POLL OF BOARD: 3 Ayes. Motion Unanimous.

MARCH 2, 2022

The Perry Township Zoning Board held a regular meeting on March 2, 2022. Chairman Mark Welch, Vice Chairman Chris Corfias, Randy Vermilya, Nick Giegerich and Tom Barrett attended the meeting. George Smerigan, Township Trustee Rick Amos, Zoning Inspector Pat Freeman and Township Administrator Karen Sundy were also in attendance. Representatives of Contract Consultants as listed on the attendance sheet were also at the meeting.

The meeting was called to order and Tom Barrett made a motion to enter the February 9, 2022 minutes into record as written. The motion was seconded by Nick Giegerich. POLL OF BOARD: 2 Ayes & 2 abstain.

Next, Chairman Welch set the date of the Public Hearing for Wednesday, March 30th at 6:00pm.

The board heard a presentation by Thomas Trivisonno of Contract Consultants for a residential subdivision at the Janos property on Lane Rd. Mr Trivisonno said that he believed that rezoning from light industrial to residential was in the best interest of the property owners as there has been no interest in developing the property for industrial purposes since the 1950s. Thomas Trivisonno said that the proposed waste water treatment plant is able to handle the effluence of 175 homes. He said that the license was issued as a private operator, but the county could go back to the PUCO to apply to become public. George Smerigan asked if the plant is expandable. Mr. Trivisonno said that is expanded to handle 175 homes. George Smerigan asked if it could handle light industrial waste. Mr. Trivisonno said that it would have to be decided by the EPA.

Chairman Welch asked if any of the lots were in the wetland areas. Mr. Trivisonno said that there are a few lots that have the back corners in wetland areas.

Vice Chairman Corfias asked Mr. Trivisonno if he did a phase two investigation regarding waste from the junk yard. Mr. Trivisonno said that they had and it had been ok'd and that the effluent drained away from the proposed development.

George Smerigan remarked that HOAs historically don't do well over time, saying that most start out fine but deteriorate over time. Mr Trivisonno said that before the plant was handed over to the HOA, there would be a list of regulations that the homeowners would have to commit to, including having a reserve of \$100,000. to cover any unforeseen maintenance issues. George Smerigan commented that there will be a homeowner's fee of \$70.00 a month per lot to maintain the unit and to maintain the reserve. This includes the wages for a class B operator and a second laborer, estimated to be \$60,000 per year. Mr. Trivisonno confirmed that every single unit must be sold before the management of the waste water treatment facility is turned over to the HOA. Chairman Welch asked if the package plant emptied straight into a stream or if there would be a retention pond. Mr. Trivisonno said that it empties directly to a stream. He said that it has a UV filter as the last filtration step.

Mr. Trivisonno said the PUD proposes public streets, but that his company is willing to make them private if the board deemed that in the best interest of the community.

The board reviewed the proposed housing plans. The developers said that

they imagine the development as being a community of young families with some ranch houses for that also appeal to older adults.

There being no further business, Chris Corfias made a motion to adjourn. The motion was seconded by Tom Barrett. POLL OF BOARD: 5 Ayes. Motion Unanimous.