

RECORD OF PROCEEDINGS

Minutes of

MUNSON TOWNSHIP TRUSTEES SPECIAL

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO 10148

Held Tuesday, August 1, 20 17

The meeting was called to order at 6:30pm by Chairman Irene McMullen with Trustees Andy Bushman and Jim McCaskey and Fiscal Officer Judy Toth present. The Chairman led the Pledge of Allegiance.

WORKSHOP FOR LEGEND LAKE GOLF COURSE

Laura Weber, Assistant Sanitary Director, Department of Water Resources; Susan Wieland, Assistant Prosecuting Attorney, Geauga County Prosecutor's Office; Dave Dietrich, Director of Geauga County Planning Commission, and Attorney Todd Petersen, representing the Legend Lake Golf Course were also present. Mrs. McMullen asked Mr. Petersen for an update. He was ready to move as quickly as everyone was comfortable, and to ask for an amendment to the 208 Plan upon conditions. If the Trustees agreed to amend the 208 Plan, he planned to make them comfortable with the number of units, lot width, lot size and percentage of open space. The conservation easement would be held by third party. Mrs. McMullen advised that the Township did not have the authority to amend the 208 Plan. The Trustees will consider if they want to ask the County Commissioners to amend the plan and suggest what the Township would like to see incorporated. She spoke with the Chagrin River Watershed Partners. They had some suggestions, but did not know which lots were in question. Mr. Petersen responded everything that the Legend Lake Golf Course owns, the aggregate acreage of the lots located both east and west of Auburn Road, approx. 260 acres. Mrs. McMullen asked for a map so that everyone would be on the same page. The CRWP believed that the Planning Commission had a requirement that no buildings could be erected 50 feet from the stream. Mr. Dietrich clarified that the Planning Commission did not, unless it was in the Township's Zoning Resolution. They will have the input of Geauga Soil and Water regarding storm water and drainage patterns. Mrs. McMullen noted that the east branch of the Chagrin River runs through the property, which the Township would want considered. Mr. Petersen responded that 50 percent of open space would give a lot of leeway for planning. They would not be forced to mete out 2-1/2 acre chunks at a time, which is where you get into issues. That was the whole idea, to preserve the natural features. He did not believe they should assume a direct connection to drinking water, as the stream did not affect drinking water quality. The acreage has the capacity for 90 homes, 2-1/2 acres per home, or placed on smaller lots. The smaller lots would not be a septic or a well issue. He understood the concerns about water quality and septic and said they planned to be stewards. It would be easier to accommodate these concerns in a conservation development, than in a regular subdivision. Mrs. McMullen said the cold water stream would be a high priority. Planning Director Dave Dietrich noted that surface water is ground water. Mr. Petersen said his environmental people would look first at sensitive areas. A conservation development is a more viable technique than setbacks. Mr. Dietrich said size would lead to conclusions regarding ground water. He suggested that they look at well logs and other available resources that the county had. Mr. Petersen pointed out that the density would not change. Road location, stream crossing, and soil stabilization are where preservation and self-interest marry, allowing them to do good for the Township and for the development. Mrs. McMullen asked if there was a wetland, and Mr. Petersen responded, most likely. They will need to look at soils and vegetation, and will stay away from any wetland. Asked how Chardon's 208 Plan figured into this, the Board was told they would be amending their plan. Mrs. McMullen asked about a time table. Laura Weber said they had to start the process before submitting it to the EPA. Both proposals should be in same process – either submitted at the same time, or at least in process at the same time. Mr. Petersen pointed out that the sewer plant was planned for 2020 and was years away. There would also be a build out period. Mr. Bushman said the LLGC would need to make sure there was a profit. Mr. Petersen said there was an obligation to them to be interdependent. Mr. McCaskey believed the Township was doing a little of their homework for them. He liked the idea of a conservation easement, but was uncomfortable with the timing. He asked about neighboring properties. Mr. Petersen said the timing was the timing. This is not the first time the concept has been introduced. Two of the Trustees have some awareness of the concept. The property owner had the benefit of still having an operating golf course. The question was raised if the plant would be in Munson or Chardon Township. Mr. Petersen responded that the irony was if the golf course was included it would be located in Chardon Township; if not, it would be in Munson Township.

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Mrs. Weber relayed that may not be the case, as there are other things to be considered. They were not sure if the Chardon Township location was viable. One pump station was preferable to two. The plant will not be over 1 acre, with some additional space for a buffer. Mrs. McMullen called the Ohio EPA to ask for an extension and was told there was no hard or fast deadline. The only question on the table is if the Township wanted to request an amendment to the 208 Plan. April 2020 is the deadline on the other end. Mrs. McMullen had thought that the Township needed many more details before making the request to the County Commissioners, but found that this was not the case. Todd asked if the Board was comfortable enough with the proposal to ask him to do more work on it and believed that it was worth exploring from what he was hearing. If the Board asked for more details, he was comfortable doing that, the four items he referred to earlier - lot size, frontage, number of homes and percentage of open space. He will look at some other developments for frontage and size. Mrs. McMullen said a map would be helpful. Assistant Prosecutor Susan Wieland noted that capacity was important, too. Mrs. Weber advised that once you submit capacity, the service area cannot be expanded. More parcels cannot be added in as the plant will be sized for that service area. They can design the gravity system, but can't design the plant until the service area is defined. Mrs. McMullen opened the meeting to public comment. Resident Eleanor Semenik noted that the cost was estimated at 3.6 million and would go up if LLGC was included. She was concerned about the water situation and the amount of water to be consumed by 90 additional homes, and about the additional roads for the Township to maintain. Resident Barbara Partington asked for an explanation of the 208 Plan. Mrs. Weber defined it as a prescription document for areas to be served by on-site or sewerage systems in the next 20 years. The document can be changed. The County Commissioners make changes. Water Resources also reviews the document. Resident Mary Samide believed that conservation development was the way to go today, a European model with the outer landscape left natural. There is some fear, and a belief that large lots uphold zoning. She pointed out that we have encroached upon sensitive areas whether we know it or not. Golf courses also use a lot of water and you may not see a difference. Mrs. Semenik did not agree and cited water problems with a development in Kirtland. Mrs. Samide pointed out that the preliminary proposed density is 2.88 acres. The county did a water study and the studies should be reviewed to see if the water table has gone down, or remained stable. Resident Rich Ferlin said he did not like change, but approved of a waste treatment plant. There was no question that the plant would have to be put somewhere. He asked who would pay for the plant if the LLGC was not developed. He wanted to know if LLGC would pre-buy connections, and who would maintain the road and sewers. Mrs. Weber explained that the funding cost is assessed back and paid by owners in the subdivision area. They will do a median household survey, and are looking for grants to help reduce the cost. If LLGC becomes part of the project, it would help buffer the initial cost. There is some marginal cost for the larger capacity, but the cost is not doubled. The conservation proposal is density neutral – the same number of homes and amount of water used. The proposal will have smaller road frontage resulting in less road to maintain. Resident Bruce Oppenheim asked if the affected homeowners can opt out of the sewer connection. Mrs. Weber responded that the Chardon Township Berkshire Heights subdivision, under findings and orders by the Ohio EPA, has been ordered a public nuisance and that everyone will be required to tie in by April 2020. Once the plant is up and running, they will begin the connection process. They are seeking funding to buffer the cost and will work with the Health Department as well. The existing septic systems will be eliminated and will be part of the installation cost. Mrs. McMullen offered to prepare a draft letter to the County Commissioners to be used if the Board agreed to move forward. She suggested that the Board take this up again in a month. Mr. Bushman asked for a ball park proposal from Mr. Petersen, and was told that Engineer Ed Hren was tasked with this, and that they would have a preliminary proposal within a week. Mrs. McMullen asked him to include a map. Mrs. Semenik suggested that Health Commissioner Bob Weisdack be invited to the meetings. The discussion ended at 7:34pm.

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REGULAR BUSINESS

The Trustees signed warrants 15106-15132 dated 8/1/17 totaling \$20,078.69 and warrant 1258 dated 8/1/17 in the amount of \$9,505.16 to transfer EMS collections from the lockbox.

REPLACEMENT AERATOR

Jim McCaskey moved and Andy Bushman seconded to purchase a septic pump from Northcoast Aeration Systems not to exceed \$550, with a unanimous vote. Motion carried.

TELEPHONES

The donated phones are not compatible with the township phone system. Matt Moormeier from Geauga PC suggested that the Township get a quote from Spectrum, the cable company. The Trustees agreed to explore this and other options.

BULK PERMIT FEE

Mrs. Toth asked the Board if they wanted to renew the township's bulk mailing permit, which expires September 20th. The cost is \$225. The permit is no longer needed for the newsletter and cannot be used for the community day postcard.

COMMUNITY ROOM RENTAL

Jim McCaskey moved and Andy Bushman seconded to rent the community room to Ricketts for Girl Scout Troop 71166 on September 10 & 24, October 22, and November 5 & 19 at 3pm with approximately 10-15 people, and to waive the fees, with a unanimous vote. Motion carried.

ENCUMBRANCE SHEET

Jim McCaskey moved and Andy Bushman seconded to approve the encumbrance sheet for August 1, 2017, as presented:

Stonehugger Cemetery Restoration	Cemetery Restoration	15,000.00
Other Supplies and Materials	Blanket (Admin)	118.50
Other Supplies and Materials	Blanket (Road)	183.42
Operating Supplies	Blanket (Gasoline Tax Fund)	5,000.00
Northcoast Aeration Systems	Aerator	550.00

with a unanimous vote. Motion carried.

MEETING ADJOURNED

Jim McCaskey moved and Andy Bushman seconded to adjourn the meeting at 7:37pm, with a unanimous vote. Motion carried.

James H. McHale Chairman Judy Toth Fiscal Officer