

RECORD OF PROCEEDINGS

Minutes of

MUNSON TOWNSHIP TRUSTEES SPECIAL

Meeting

BEAR GRAPHICS 800-325-8094 FORM NO. 10148

Held

Tuesday, July 18,

20 17

WORKSHOP FOR LEGEND LAKE GOLF COURSE

The workshop was called to order at 6:30pm by Chair Irene McMullen with Trustees Andy Bushman and Jim McCaskey and Office Manager Paula Friebertshauser present. The Chairman led the Pledge of Allegiance. Gerry Morgan, Director of Department of Water Resources; Laura Weber, Assistant Sanitary Director, Department of Water Resources; Ed Hren, PE Chagrin Valley Engineering; Susan Wieland, Geauga County Prosecutor; and Dave Dietrich, Director of Geauga County Planning Commission were also present. Todd Petersen, attorney representing the owner of Legend Lakes Golf Course, led off the meeting. He explained that his client plans to continue to operate the golf course, but the knowledge of a treatment plant going in has afforded them the opportunity to look at the future of the golf course. It appears that under EPA order, 115 homes in Chardon need a sewer treatment plant. He explained that with the golf course property currently zoned at 2-1/2 to 5 acres, it would probably be developed at some point. He explained there are currently five semi-healthy golf courses running in the area; it would make sense to have four healthy entities leaving Legend Lake the most logical for housing with a proposed sewage treatment plant. Mr. Petersen was part of a Township subcommittee years ago that dealt with neutral density design. He explained the idea is to have 90 units and keep 50 to 60 percent open space. As it stands now 115 homes would have to carry an assessment to pay maintenance and upkeep somewhere between \$28-30,000 in comparison with the value of the homes, which Mr. Petersen estimated at \$110-\$170,000. He explained the first step would be to get approval to amend the 208 Water Plan. He spoke with Mr. Hren and part of the difficulty is that the EPA has mandated to have this done by 2020. Mr. Morgan explained they approached Legend Lake about a year ago regarding the need for a plant to service the Berkshire Heights Subdivision. The best location would be the south side of Thwing on the golf course across from Henning, but that would be in the middle of the fairways; across from Howard Drive would be the next best location. Resident Eleanor Semenik expressed concern that the owner was not present to hear the public's concerns. She did not understand why a plant had to be in the township and felt Chardon Township should take care of their own. Mr. Petersen explained if they were to tie in now, there is an opportunity to plan a more beneficial development with input from the Township; otherwise, it could be developed with a driveway every 250 feet. When asked what the Planning Commission's role would be, Mr. Dietrich explained that with a platted subdivision, there are county regulations and there would be a review. He commented that their regulations specify they cannot independently approve a plat without prior zoning approval. Mrs. McMullen asked Mr. Morgan what the process is. He explained that first the property owner talks with the Trustees to see whether they would be amenable and then comes up with an agreement and relative documentation. The plant location does not mean they have to amend the 208 plan. Mr. Petersen explained that once they are in the planning stage, the Planning Commission is going to ask about a third party conservation easement. Ms. McMullen asked if there would be a third party. Mr. Dietrich responded that it is handled that way in other townships. Mr. McCaskey wondered what would happen if they built a big plant and never used it. Mr. Petersen responded they would need a commitment. Mrs. McMullen mentioned that the Township is a member of the Chagrin River Watershed Partners and she would like to have them walk the property. When asked about the time factor, Ms. Weber informed them they have to submit a plan by January 2018. If double the capacity is requested, there would be more requirements and a more involved review. They would need to know by October at the latest. Mrs. McMullen proposed having another workshop. Resident Rich Ferlin wondered how much green space and development there would be and why they wouldn't have their own water quality plant. Prosecutor Susan Wieland explained they are having this discussion because there is an interest at this time and no matter where it is installed it would be serving the Township. Resident Dave Partington wanted clarification on the actual plant site location and mentioned a 5-acre restriction. Mrs. McMullen responded there is no location decided and a number would have to be figured out to be density neutral. She explained there is documentation in the office on single family conservation development that would be a beneficial reference. Mr. Hren commented he could not think of a better site for this plan; it would not make sense to build their own plant because the efficiency is not there. He urged people to look at the documents that Mrs. McMullen referred to. The discussion concluded at 7:51pm

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Held Tuesday, July 18, 20 17REGULAR BUSINESSRESOLUTION 2017-27/Reduction of Speed Limit

Resolution 2017-27 was made by Andy Bushman and seconded by Jim McCaskey to reduce the prima facie speed in the subdivision of Legend Creek Drive from 55 miles per hour to 25 miles per hour, with a unanimous vote. Motion carried. [The resolution in its entirety is included on a separate page as part of the minutes.]

SPECIAL MEETING/WORKSHOP

Jim McCaskey moved and Andy Bushman seconded that a workshop for Legend Lake Golf Course and other regular business be held on Tuesday, August 1, 2017 at 6:30pm.

PUBLIC COMMENT

Barb Partington of 12345 Rockhaven Road informed the Board that the new speed limit of 35mph on Fowlers Mill Road is working. She commented about the excessive speed on their section of Rockhaven by the curve. Jim McCaskey moved and Andy Bushman seconded to ask the Geauga County Engineer's Department to conduct a speed study at 12345 Rockhaven Road, with a unanimous vote. Motion carried.

COMMUNITY DAY PICNIC

Mr. McCaskey thanked the office staff for all their hard work for the Community Day Picnic on July 15th.

COMMUNITY ROOM RENTAL

Jim McCaskey moved and Andy Bushman seconded to lease the community room to Ms. Gustafson for Rug Hooking on September 18, October 16 and November 20 of 2017 from 10am to 2pm, with approximately 10 people; and to waive the fees, with a unanimous vote. Motion carried.

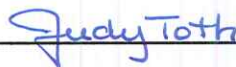
Jim McCaskey moved and Andy Bushman seconded to lease the community room to Ms. LaFavre for a 4H Geauga Engineering and Robotics Fair on October 7, 2017 from 9am to 9pm, with approximately 100 people; and to waive the rental fee, but charge a \$50 security deposit, with a unanimous vote. Motion carried.

MEETING ADJOURNED

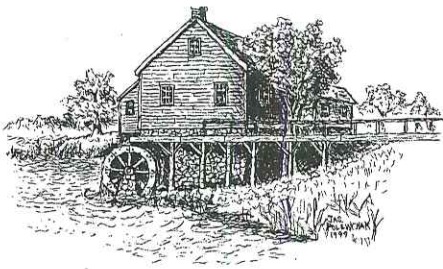
Jim McCaskey moved and Andy Bushman seconded to adjourn the meeting at 7:58pm, with a unanimous vote. Motion carried.



Chairman



Fiscal Officer



Munson Township Board of Trustees Resolution No. 2017-27

RESOLUTION REDUCING THE PRIMA FACIE SPEED IN A RESIDENTIAL SUBDIVISION PURSUANT TO §4511.21 OF THE OHIO REVISED CODE

WHEREAS, the Munson Township Board of Trustees is of the belief that the statutory speed limit of 55 miles per hour is greater than is reasonable and safe for Legend Creek Drive;

WHEREAS, this Board has caused to be made an engineering and traffic investigation upon the section described above;

WHEREAS, it is the belief of this Board that such investigation confirms that the statutory speed limit of 55 miles per hour is greater than is reasonable and safe;

WHEREAS, §4511.21 of the Ohio Revised Code authorizes the Board of Township Trustees to declare a safe and reasonable prima facie speed limit in residential subdivisions.

NOW THEREFORE BE IT RESOLVED by the Munson Township Board of Trustees that the Board hereby declares that a reasonable and safe prima facie speed limit for Legend Creek Drive shall be 25 miles per hour;

BE IT FURTHER RESOLVED that standard signs, properly posted and giving notice of the prima facie speed limit of 25 miles per hour shall be erected; this Resolution shall become effective once said signs are erected.

Adopted this 18th day of July 2017.

Voting thereon:

Vote: Yea or Nay

Irene McMullen
Irene McMullen, Trustee

yes

Andy Bushman
Andy Bushman, Trustee

yes

Jim McCaskey
Jim McCaskey, Trustee

yes

I certify that the above was adopted by the Board of Trustees of Munson Township, Geauga County, at its July 18, 2017 meeting.

Judith Toth July 18, 2017
Judith Toth, Fiscal Officer