

RESOLUTIONS ADOPTED
March 9, 2023

2023-017 RESOLUTION TO ADOPT PERMANENT APPROPRIATIONS FOR 2023 FISCAL YEAR

2023-018 RESOLUTION TO DECLARE TRUCK NUMBER 5 AS NO LONGER NEEDED AND SELL FOR THE PRICE OF \$8,110.00 AFTER IT FAILED TO SELL WHILE LISTED ON GOVDEALS

2023-019 RESOLUTION TO PAY DJL MATERIAL AND SUPPLY, INC. IN THE AMOUNT OF \$7,560.00 FOR ROAD SEALANT FOR THE SERVICE DEPARTMENT

2023-020 RESOLUTION TO CONGRATULATE AND THANK PROJECT HOPE FOR THE HOMELESS FOR ITS CONTRIBUTIONS TO THE NEEDIEST CITIZENS OF OUR COMMUNITY

2023-021 RESOLUTION TO CONGRATULATE MORRIS CHIROPRACTIC ON THEIR BUSINESS GROWTH AND CONTINUED SUCCESS IN PAINESVILLE TOWNSHIP

2023-022 RESOLUTION AWARDDING THE BOWHALL ROAD SIDEWALK IMPROVEMENTS LCE PROJECT NO. 2022-016 TO LAKE COUNTY LANDSCAPING & SUPPLY, INC. P.O. BOX 70 GRAND RIVER, OHIO 44045 IN THE AMOUNT OF \$221,685.00

2023-023 RESOLUTION AWARDDING THE RECONSTRUCTION OF BANNERSTONE, SANDSTONE, FOXFIRE, PINE MEADOW AND WONDERLUST, OPWC NO. CG38Z, LCE PROJECT NO. 2023-003 TO TRIMOR CORPORATION 8530 N. BOYLE PKWY., TWINSBURG, OHIO 44087-2267 IN THE AMOUNT OF \$833,561.00

MINUTES

The Board of Painesville Township Trustees met for a regular meeting at 7:30 P.M. on Thursday March 9, 2023 at 55 Nye Road. The meeting was called to order at 7:30 P.M. by Chairman Cicconetti. Present: Trustees Gabe Cicconetti, Chuck Hillier, Josh Pennock, Administrator Hollie Bartone, Fiscal Officer Michael Patriarca

Chairman Gabe Cicconetti opened public hearing for Zoning Case 2023-0001-ZC

Legal Advisor Jeremy Iosue read the history of the Zoning Case 2023-0001-ZC as follows. On December 29, 2022 an application was submitted. On January 31, 2023 the Lake County Planning Commission issued a recommendation to approve. On February 13, 2023 the Painesville Township Zoning Commission held a public hearing and closed that hearing. On February 13, 2023, the Painesville Township Zoning Commission at their regular meeting, voted to recommend to the Township Trustees to approve. On February 21, 2023 the Trustees received the recommendation and the Trustees where by motion they set up a public hearing for March 9, 2023 to address this case. On February 24, 2023 there was a legal ad published for this hearing on behalf of the Trustees.

Bob Buescher gave the history of the Sidley property and introduced the family and development team.

David Hartt the senior adviser and planner from CT Consultants gave the history of the project and why it is important.

Jennifer Howdyshell of MS consultants gave a commentary on the preliminary analysis traffic study they did for this project.

The Trustees answered concerns and questions from phone calls and emails that the Township received. See exhibit C for the concerns and questions.

Bob Buescher of 569 Dorthea Drive gave a commentary on the golf course on Sidley property.

Mary Ellen Abel of 50 Barley Drive had some concerns on the construction of this project, amount of units and the buffer between the tracks, schools and what kinds of units will be built.

Beth Ann Moon-Rich of 1165 Dorthea Drive gave concerns of all the animals being misplaced and commented that the area cannot handle more traffic.

Bo Rich of Dorthea Drive commented on how beautiful the Sidley property is and gave his concerns on the property flooding like the great flood.

Loreto Lafelice from Loreto Development answered some questions that were brought up throughout the meeting.

Dave Novak of 375 Barrington Ridge gave a commentary on the Sidley project that it is a well thought out plan.

Greg Bevan of 5734 Canyon View Drive gave his concerns on the additional traffic this will cause for the schools. He also had a concern that he doesn't want to see the original Casement house being destroyed.

Beth Knezevich of 397 Manhattan Pkwy. had concerns that the Township was not following the Zoning Codes for Buffers for this project. Chuck explained that "enforcement of the buffers" which will be located inside Casement Development property" is the responsibility of the HOA.

Mike Maruschak of 62 Bowhall Road commented that he has had nothing but positive experiences with Art Sidleys building but he is really concerned about adding more houses and causing more flooding. He also has concerns of the increased traffic may cause people getting blocked in if there is an emergency. He asked if they could please reduce the amount of houses for this project.

Richard Katila of Bowhall Road gave a commentary that he feels the project should be a little more defined and has a maximum amount specified in the contract.

George Davis gave a commentary on why Sidley's picked him and Loreto to handle this development because they will be a good steward and it will be something that will be very special.

Chuck Hillier commented on all the studies for this project and his trust in the Developer's. He commented that the Trustees will work hard to address the resident's concerns.

Gabe Cicconetti made a motion to continue public hearing at the next meeting.

Various topics, agenda items and departmental matters were brought before the board including the approval of minutes from the previous meeting, February 21, 2023

SUMMARY OF WORK SESSION:

- Announced that the parade is this Sunday at 3:00 P.M.
- Talked about recent fires that the units responded to that were not in the Township.
- The Fire Department received an SBCA gear machine.
- We discussed the 2024 Solar eclipse planning.
- We discussed the Nelmar septic issues update.
- We discussed the sale of truck 5 in the Service Department.
- We discussed the Bowhall Sidewalk progress.
- We discussed the Casement development plan.

OLD BUSINESS: None

NEW BUSINESS: None

LAKE COUNTY SHERIFF'S OFFICE REPORT: No report given

DEPARTMENT REPORTS:

- SERVICE DEPARTMENT: Nothing to report
- FIRE DEPARTMENT: Nothing to report
- ZONING DEPARTMENT: Nothing to report
- LEGAL ADVISOR: Nothing to report
- ADMINISTRATOR: Nothing to report

FISCAL OFFICER: Requested a resolution to adopt permanent appropriations for 2023 Fiscal Year

General fund	1,573,534
Motor vehicle license tax	50,000
Gasoline tax	150,000
Road and bridge fund	1,915,949
Police district	801,313
Fire district	6,354,701
Permissive motor vehicle license tax	200,000
American Rescue	330,504
Lighting assessment	91,685
OPWC Grant	285,000
Total All Funds	11,752,686

TRUSTEES: Gabe Cicconetti made a motion to continue public hearing to the next meeting on March 21st at 11:00 A.M. of proposed map amendment that proposes to amend the FPUD zoning of 11 parcels which consists of approximately 378 acres of land to be developed into a mixed density residential development at 436 Casement Avenue.

The Trustees went into Executive Session at 4:00 P.M. to discuss employment in the Fire Department, to consider purchase of property and labor negotiations. A motion to go into Executive Session was made by Chuck Hillier and seconded by Josh Pennock. Josh Pennock made a motion to close Executive Session at 6:00 P.M., seconded by Chuck Hillier.

BILLS PAID

Various bills, payroll and related disbursements were presented, examined and approved for payment.

RESOLUTIONS ADOPTED

2023-017 RESOLUTION TO ADOPT PERMANENT APPROPRIATIONS FOR 2023 FISCAL YEAR

RESOLVED: We, the Painesville Township Board of Trustees hereby adopt that the following sums be set aside and permanently be appropriated during the fiscal year January 1 through December 31, 2023.

General fund	1,573,534
Motor vehicle license tax	50,000
Gasoline tax	150,000
Road and bridge fund	1,915,949
Police district	801,313
Fire district	6,354,701
Permissive motor vehicle license tax	200,000
American Rescue	330,504
Lighting assessment	91,685
OPWC Grant	285,000
Total All Funds	11,752,686

2023-018 RESOLUTION TO DECLARE TRUCK NUMBER 5 AS NO LONGER NEEDED AND SELL FOR THE PRICE OF \$8,110.00 AFTER IT FAILED TO SELL WHILE LISTED ON GOVDEALS

Resolved, We the Painesville Township Trustees, hereby declare truck number 5 as no longer needed and sell for the price of \$8,110.00 after it failed to sell while listed on GovDeals

2023-019 RESOLUTION TO APPROVE PAYMENT TO DJL MATERIAL AND SUPPLY, INC. IN THE AMOUNT OF \$7,560.00 FOR ROAD SEALANT FOR THE SERVICE DEPARTMENT

Resolved, We the Painesville Township Trustees, hereby approve payment to DJL Material and Supply, Inc. in the amount of \$7,560.00 for road sealant for the Service Department

2023-020 RESOLUTION TO CONGRATULATE AND THANK PROJECT HOPE FOR THE HOMELESS FOR ITS CONTRIBUTIONS TO THE NEEDIEST CITIZENS OF OUR COMMUNITY

(Resolution separately printed as if fully included herein as Exhibit A)

2023-021 RESOLUTION TO CONGRATULATE MORRIS CHIROPRACTIC ON THEIR BUSINESS GROWTH AND CONTINUED SUCCESS IN PAINESVILLE TOWNSHIP

(Resolution separately printed as if fully included herein as Exhibit B)

2023-022 RESOLUTION AWARDDING THE BOWHALL ROAD SIDEWALK IMPROVEMENTS LCE PROJECT NO. 2022-016 TO LAKE COUNTY LANDSCAPING & SUPPLY, INC. P.O. BOX 70 GRAND RIVER, OHIO 44045 IN THE AMOUNT OF \$221,685.00

Resolved, We the Painesville Township Trustees, here by award the Bowhall Road Sidewalk Improvements LCE Project No. 2022-016 to Lake County Landscaping & Supply, Inc. P.O. Box 70 Grand River, Ohio 44045 in the amount of \$221,685.00

2023-023 RESOLUTION AWARDDING THE RECONSTRUCTION OF BANNERSTONE, SANDSTONE, FOXFIRE, PINE MEADOW AND WONDERLUST, OPWC NO. CG38Z, LCE PROJECT NO. 2023-003 TO TRIMOR CORPORATION 8530 N. BOYLE PKWY., TWINSBURG, OHIO 44087-2267 IN THE AMOUNT OF \$833,561.00

Chairman Gabe Cicconetti made a motion to close the meeting at 9:52 P.M., seconded by Josh Pennock passed unanimously.

ADJOURNMENT


Gabe Cicconetti, Chairman


Michael Patriarca, Fiscal Officer

Payment Listing

UAN v2023.1

2/22/2023 to 3/9/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
600-2023	02/24/2023	02/24/2023	CH	THE ILLUMINATING COMPANY	\$35.74	C
601-2023	02/24/2023	02/24/2023	CH	THE ILLUMINATING COMPANY	\$62.74	C
697-2023	03/03/2023	03/01/2023	CH	EXPERT PAY	\$4.50	O
698-2023	03/02/2023	03/02/2023	CH	NAPA CHAGRIN VALLEY AUTO PARTS	\$69.95	O
699-2023	03/02/2023	03/02/2023	CH	VERIZON WIRELESS	\$304.80	O
700-2023	03/02/2023	03/02/2023	CH	INDY EQUIPMENT & SUPPLY	\$285.00	O
701-2023	03/02/2023	03/02/2023	CH	HANDY RENTS	\$53.35	O
702-2023	03/02/2023	03/02/2023	CH	AIRGAS GREAT LAKES	\$130.23	O
703-2023	03/02/2023	03/02/2023	CH	KT'S CUSTOM LOGOS	\$141.50	O
704-2023	03/02/2023	03/02/2023	CH	CHARTER COMMUNICATIONS	\$21.79	O
705-2023	03/02/2023	03/02/2023	CH	SIGNS-N-STUFF, INC.	\$198.00	O
706-2023	03/02/2023	03/02/2023	CH	BOB'S GARAGE & TOWING SERVICE	\$2,525.83	O
707-2023	03/02/2023	03/02/2023	CH	NAPA CHAGRIN VALLEY AUTO PARTS	\$91.78	O
708-2023	03/02/2023	03/03/2023	CH	NAPA CHAGRIN VALLEY AUTO PARTS	\$467.93	O
709-2023	03/02/2023	03/03/2023	CH	CERNI MOTORS SALES, INC	\$350.67	O
710-2023	03/02/2023	03/03/2023	CH	KENWORTH OF RICHFIELD	\$1,720.00	O
711-2023	03/02/2023	03/03/2023	CH	CHARTER COMMUNICATIONS	\$470.00	O
712-2023	03/02/2023	03/03/2023	CH	ATWELL'S POLICE & FIRE EQUIP. CO.	\$46.00	O
713-2023	03/03/2023	03/03/2023	CH	AIRGAS GREAT LAKES	\$221.94	O
714-2023	03/03/2023	03/03/2023	CH	AIRGAS GREAT LAKES	\$58.30	O
715-2023	03/03/2023	03/03/2023	CH	MRLM LANDSCAPE MATERIALS	\$210.00	O
716-2023	03/03/2023	03/03/2023	CH	STAPLES ADVANTAGE	\$46.48	O
717-2023	03/03/2023	03/03/2023	CH	EMSAR	\$3,465.00	O
718-2023	03/03/2023	03/03/2023	CH	HANDY RENTS	\$19.98	O
719-2023	03/03/2023	03/03/2023	CH	CHARTER COMMUNICATIONS	\$31.58	O
720-2023	03/03/2023	03/03/2023	CH	CHARTER COMMUNICATIONS	\$53.57	O
721-2023	03/03/2023	03/03/2023	CH	CHARTER COMMUNICATIONS	\$90.19	O
722-2023	03/03/2023	03/03/2023	CH	MENTOR LUMBER	\$141.48	O
723-2023	03/03/2023	03/03/2023	CH	GUARDIAN ALARM	\$174.00	O
724-2023	03/03/2023	03/03/2023	CH	MAJOR WASTE DISPOSAL SERVICES, INC	\$294.00	O
725-2023	03/03/2023	03/03/2023	CH	UNIQUE PAVING MATERIALS CORP.	\$205.00	O
726-2023	03/03/2023	03/03/2023	CH	GAZETTE NEWSPAPERS	\$148.50	O
727-2023	03/03/2023	03/03/2023	CH	CHARTER COMMUNICATIONS	\$470.00	O
728-2023	03/03/2023	03/03/2023	CH	HANDY RENTS	\$49.99	O
729-2023	03/03/2023	03/03/2023	CH	PREMIER SAFETY	\$145.96	O
730-2023	03/03/2023	03/03/2023	CH	LAKE BUSINESS PRODUCTS	\$41.20	O
731-2023	03/03/2023	03/03/2023	CH	CHARTER COMMUNICATIONS	\$470.00	O
732-2023	03/06/2023	03/06/2023	CH	JP MORGAN CHASE COMMERCIAL CREDI	\$288.51	O
733-2023	03/06/2023	03/06/2023	CH	EMSAR	\$286.78	O
734-2023	03/06/2023	03/06/2023	CH	JP MORGAN CHASE COMMERCIAL CREDI	\$417.41	O
735-2023	03/06/2023	03/06/2023	CH	JP MORGAN CHASE COMMERCIAL CREDI	\$2,740.94	O
736-2023	03/06/2023	03/06/2023	CH	JP MORGAN CHASE COMMERCIAL CREDI	\$25.00	O
737-2023	03/06/2023	03/06/2023	CH	JP MORGAN CHASE COMMERCIAL CREDI	\$106.30	O
738-2023	03/06/2023	03/06/2023	CH	JP MORGAN CHASE COMMERCIAL CREDI	\$3,248.11	O
739-2023	03/07/2023	03/07/2023	CH	THE ILLUMINATING COMPANY	\$10,005.82	O
740-2023	03/07/2023	03/07/2023	CH	THE ILLUMINATING COMPANY	\$88.06	O

Payment Listing

2/22/2023 to 3/9/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
743-2023	03/09/2023	03/09/2023	CH	OHIO JOB & FAMILY SERVICES	\$43.92	O
60645	02/22/2023	02/22/2023	AM	OTARMA	\$65,305.00	O
60648	02/24/2023	02/24/2023	SW	Skipped Warrants 60646 to 60648 Series 4	\$0.00	V
60649	02/24/2023	02/24/2023	AW	ALBERS AND ALBERS	\$786.75	O
60650	02/24/2023	02/24/2023	AW	AT & T MOBILITY	\$201.62	O
60651	02/24/2023	02/24/2023	AW	BEST TRUCK EQUIPMENT, INC.	\$401.97	O
60652	02/24/2023	02/24/2023	AW	CONVOY TIRE AND SERVICE, INC.	\$699.96	O
60653	02/24/2023	02/24/2023	AW	CRAIG WILHELM	\$150.00	O
60654	02/24/2023	02/24/2023	AW	CTW	\$39.45	O
60655	02/24/2023	02/24/2023	AW	DAN GREEN	\$150.00	O
60656	02/24/2023	02/24/2023	AW	DOMINION EAST OHIO	\$980.38	O
60657	02/24/2023	02/24/2023	AW	GOLDEN WEST INDUSTRIAL SUPPLY	\$279.95	O
60658	02/24/2023	02/24/2023	AW	HUMANADENTAL INS. CO.	\$4,821.89	O
60659	02/24/2023	02/24/2023	AW	HZW ENVIRONMENTAL CONSULTANTS, LL	\$510.00	O
60660	02/24/2023	02/24/2023	AW	KWIK KLEEN	\$58.50	O
60661	02/24/2023	02/24/2023	AW	LBP LEASING INC.	\$129.00	O
60662	02/24/2023	02/24/2023	AW	MOTOROLA SOLUTIONS, INC.	\$1,601.25	O
60663	02/24/2023	02/24/2023	AW	PERRY JOINT FIRE DISTRICT	\$194.06	O
60664	02/24/2023	02/24/2023	AW	THE HOSE SHACK, LLC	\$259.98	O
60665	02/24/2023	02/24/2023	AW	TODD THOMPSON	\$175.00	O
60666	02/27/2023	02/27/2023	AW	JOHN F. KOTRLIK	\$40.00	O
60667	02/27/2023	02/27/2023	AW	CONVOY TIRE AND SERVICE, INC.	\$280.12	O
60668	02/27/2023	02/27/2023	AW	AMERICAN DECAL & SIGN	\$68.06	O
60669	02/27/2023	02/27/2023	AW	DANIELLE THOMPSON	\$150.00	O
60670	02/27/2023	02/27/2023	AW	QUILL LLC	\$107.51	O
60671	02/28/2023	02/28/2023	AW	COSE/MEDICAL MUTUAL OF OHIO	\$80,543.68	O
60672	02/28/2023	02/28/2023	AW	CTW	\$21.89	O
60673	02/28/2023	02/28/2023	AW	DOMINION EAST OHIO	\$3,259.99	O
60674	02/28/2023	02/28/2023	AW	MENTOR MFG	\$5.98	O
60675	03/02/2023	03/02/2023	AW	HOLLIE BARTONE	\$150.00	O
60676	03/02/2023	03/02/2023	AW	MELZER'S FUEL SERVICE	\$3,258.93	O
60677	03/02/2023	03/02/2023	AW	CONVOY TIRE AND SERVICE, INC.	\$1,288.00	O
60678	03/03/2023	03/03/2023	AW	CINTAS CORPORATION	\$463.68	O
60679	03/03/2023	03/03/2023	AW	JOUGHIN HARDWARE	\$161.26	O
60680	03/03/2023	03/03/2023	AW	BEST TRUCK EQUIPMENT, INC.	\$136.50	O
60681	03/03/2023	03/03/2023	AW	MTECH	\$2,625.78	O
60682	03/06/2023	03/06/2023	AW	CITY OF PAINESVILLE	\$41.47	O
60683	03/06/2023	03/06/2023	AW	COMDOC, INC.	\$264.88	O
60684	03/06/2023	03/06/2023	AW	LAKE COUNTY CENTRAL COMMUNICATIO	\$24,309.37	O
60685	03/06/2023	03/06/2023	AW	LAKE COUNTY DEPARTMENT OF UTILITIE	\$522.72	O
60686	03/06/2023	03/06/2023	AW	SHRED RITE LLC	\$31.75	O
60687	03/07/2023	03/07/2023	AW	JOUGHIN HARDWARE	\$31.87	O
60688	03/07/2023	03/07/2023	AW	LAKE COUNTY DEPARTMENT OF UTILITIE	\$53.90	O
60689	03/07/2023	03/07/2023	AW	SPOK, INC.	\$256.29	O
60690	03/07/2023	03/07/2023	AW	VERIZON WIRELESS	\$40.96	O
60691	03/07/2023	03/07/2023	AW	PICKUP-STIX LLC	\$250.00	O

Payment Listing
2/22/2023 to 3/9/2023

Payment Advice #	Post Date	Transaction Date	Type	Vendor / Payee	Amount	Status
60692	03/07/2023	03/07/2023	AW	QUILL LLC	\$364.37	O
60693	03/07/2023	03/07/2023	AW	ZAP ENTERTAINMENT L.L.C.	\$250.00	O
60694	03/07/2023	03/07/2023	AW	DR. ROBERT MACDOUGALL	\$200.00	O
60695	03/07/2023	03/07/2023	AW	CHARDON OIL COMPANY	\$889.41	O
60696	03/07/2023	03/07/2023	AW	CONVOY TIRE AND SERVICE, INC.	\$890.52	O
60697	03/07/2023	03/07/2023	AW	FEDERICO TIRE AND SERVICE	\$24.95	O
60698	03/07/2023	03/07/2023	AW	O'REILLY AUTOMOTIVE STORES, INC.	\$742.56	O
60699	03/07/2023	03/07/2023	AW	TREASURER, STATE OF OHIO	\$150.00	O
60700	03/08/2023	03/08/2023	AW	CINTAS CORPORATION	\$84.14	O
60701	03/08/2023	03/08/2023	AW	UNIVERSITY HOSPITALS OCCUPATIONAL	\$60.00	O
Total Payments:					\$229,333.13	
Total Conversion Vouchers:					\$0.00	
Total Less Conversion Vouchers:					\$229,333.13	

Type: AM - Accounting Manual Warrant, AW - Accounting Warrant, IM - Investment Manual Warrant, IW - Investment Warrant, PM - Payroll Manual Warrant, PR - Payroll Warrant, RW - Reduction of Receipt Warrant, SW - Skipped Warrant, WH - Withholding Warrant, WM - Withholding Manual, WS - Special Warrant, CH - Electronic Payment Advice, IL - Investment Loss, EP - Payroll EFT Voucher, CV - Payroll Conversion Voucher, SV - Payroll Special Voucher, EW - Withholding Voucher, POS ADJ - Positive Adjustment, NEG ADJ - Negative Adjustment, POS REAL - Positive Reallocation, NEG REAL - Negative Reallocation

Status: O - Outstanding, C - Cleared, V - Voided, B - Batch

* Asterisked amounts are not included in report totals. These transactions occurred outside the reported date range but are listed for reference.

Painesville Township

Established
1800



Resolution

Whereas, Project Hope for the Homeless is located in Painesville Township; and

Whereas, Project Hope has operated continuously since 1993, having served more than 8,500 guests since its inception; and

Whereas, the mission of Project Hope is to respectfully and compassionately empower persons who are homeless with hope by providing emergency and transitional shelter, care and guidance, together with the community through multiple program offerings; and

Whereas, Project Hope also provides aftercare and goal oriented programs to assist guests from Lake, Geauga, Ashtabula and Cuyahoga counties; and

Whereas, Project Hope for the Homeless is being celebrated for its 30th anniversary of continued success and dedication to the people of Lake County; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Painesville Township Board of Trustees wishes to congratulate and thank Project Hope for the Homeless for its contributions to the neediest citizens of our community.


Gabe Ciceonetti


Chuck Hillier


Josh Pennock


Michael A. Patriarca

March 9, 2023

Painesville Township

Established
1800



Resolution

Whereas, Morris Chiropractic began their practice on August 1, 2001 in Painesville Township; and

Whereas, Morris Chiropractic is family owned and operated by Dr. Brian and Dr. Misty Morris; and


Whereas, Morris Chiropractic currently has six physicians, with two more additions coming in 2023, including their son and soon to be Dr. Nicholas Morris; and

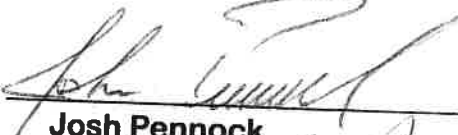
Whereas, Morris Chiropractic and Drs. Brian and Misty Morris have invested in Painesville Township by purchasing the property at 1545 Mentor Avenue, improving the building, and expanding the footprint of the business here; and


Whereas, Morris Chiropractic serves vision and mission is to serve their hometown community with natural healthcare; and

Whereas, Morris Chiropractic is celebrating their latest expansion in Painesville Township on March 8; and

NOW, THEREFORE, BE IT HEREBY RESOLVED that the Painesville Township Board of Trustees congratulates Morris Chiropractic on their business growth and continued success in Painesville Township!


Gabe Cicconetti


Josh Pennock


Chuck Hillier


Michael A. Patriarca

March 8, 2023

Exhibit C



Harley DeLeon <hdeleon@painesvilletwp.com>

Comments to proposed Sidley Development Plan

2 messages

William Alexander <ferdjolynn@sbcglobal.net>

Wed, Mar 8, 2023 at 4:05 PM

To: "hdeleon@painesvilletwp.com" <hdeleon@painesvilletwp.com>, "josh@painesvilletwp.com" <josh@painesvilletwp.com>, Wife Alexander <jodie.alexander@case.edu>

Hello Harley,

Nice to meet you virtually. I am a resident on Bellmore Street (PID - 11A021F000030).

I have a few comments to the proposed Sidley Development Plan.

1. At first glance, it appears the bulk of the traffic from the proposed development to the Riverview Elementary school would either elect to travel via Bellmore or the new connecting road proposed at Permanent Parcel 11-A-021-C-00-004-0. Is it possible to have a north entrance to the school directly off the proposed connector road? This would help avoid excess traffic on Bellmore St, Madison Avenue and any houses located at the intersection of the new connector road and Madison Avenue.
2. Please confirm that the legal agreement for the new connector road proposed at Permanent Parcel 11-A-021-C-00-004-0 transfers to any new property owners of the parcel in the case that the signed parties are no longer the owners of the proposed road location when it is time to build the road.
3. What is the need to connect Bellmore Street if there will be a connector road to Madison Avenue at Permanent Parcel 11-A-021-C-00-004-0? There will be additional safety risks for the Bellmore residents due to the increased traffic for what appears to be little advantage for the development. Pod E, F and G will have easy access points at Foxfire and the Sidley's proposed connector street.
4. What is being done to ensure the safety of the future "north side" residents who will be adjacent to the train tracks? Trains traverse that section of tracks at a high rate of speed.
5. What considerations have been given to the extra traffic on Madison Avenue heading west into Painesville. The road has required costly maintenance of the past two years due to the erosion of the river bank. How much extra traffic is expected where the repairs were implemented? Have any studies been completed to ensure there will not be any adverse effects to the road / embankment?
6. Are there any considerations being given to the erosion directly west of the proposed Town Center location along the abandoned section of Casement road?
7. What are the plans for the storm sewer? The area has a high water table. I believe the Bellmore storm sewers are currently ran to the north end of the street, connected to a pipe on Sidley's property and the pipe runs west to the river. Will this remain? Will it be connected to the new storm sewer?

Thanks for you time and best regards,

Fred Alexander
55 Bellmore Street

Harley DeLeon <hdeleon@painesvilletwp.com>

Thu, Mar 9, 2023 at 9:55 AM

To: William Alexander <ferdjolynn@sbcglobal.net>

Cc: "josh@painesvilletwp.com" <josh@painesvilletwp.com>, Wife Alexander <jodie.alexander@case.edu>

Good Morning Fred,

I will do my best to answer your questions but I may need to defer to Lake County Agencies on some of these. Please see my responses below:

1. At first glance, it appears the bulk of the traffic from the proposed development to the Riverview Elementary school would either elect to travel via Bellmore or the new connecting road proposed at Permanent Parcel 11-A-021-C-00-004-0. Is it possible to have a north entrance to the school directly off the proposed connector road? This would help avoid excess traffic on Bellmore St, Madison Avenue and any houses located at the intersection of the new connector road and Madison Avenue.

The school is on a septic system and the leach fields are in the rear of the property, no pavement would be permitted on top of those leach fields. That said, there is a walk path directly behind the school to allow foot traffic access to the school campus.

2. Please confirm that the legal agreement for the new connector road proposed at Permanent Parcel 11-A-021-C-00-004-0 transfers to any new property owners of the parcel in the case that the signed parties are no longer the owners of the proposed road location when it is time to build the road.

There is no easement currently in place for this connection to ensure that the connection will take place if property ownership changes hands. However, if this connection does not take place then POD G, which abuts Bellmore, cannot be developed and there will be no connection made to Bellmore and the land will remain vacant. This is one of the agreed upon stipulations.

3. What is the need to connect Bellmore Street if there will be a connector road to Madison Avenue at Permanent Parcel 11-A-021-C-00-004-0? There will be additional safety risks for the Bellmore residents due to the increased traffic for what appears to be little advantage for the development. Pod E, F and G will have easy access points at Foxfire and the Sidley's proposed connector street.

This is a Lake County Subdivision requirement. The county requires the connection be made as both Bellmore and Foxfire were developed with the intention of connecting to this development. Bellmore was installed as a through road and is longer than what subdivision standards allow for a dead end street. This is the information given to us by the Lake County Planning Department and ultimately the Township has no authority over the road connections.

4. What is being done to ensure the safety of the future "north side" residents who will be adjacent to the train tracks? Trains traverse that section of tracks at a high rate of speed.

There are no regulations that require a certain distance between dwellings and train tracks. There will be a minimum setback between a building and the adjacent property line shared with the railroad which would put buildings no closer than approximately 70-80 feet from the actual railroad tracks. Ultimately it will be up to the potential homebuyer to decide if they are willing to live that close to the railroad tracks.

5. What considerations have been given to the extra traffic on Madison Avenue heading west into Painesville. The road has required costly maintenance of the past two years due to the erosion of the river bank. How much extra traffic is expected where the repairs were implemented? Have any studies been completed to ensure there will not be any adverse effects to the road / embankment?

As you are probably aware, Madison Ave is the responsibility of the Lake County Engineer's office. Traffic studies will be conducted as each phase is proposed and will need to be approved prior to development of that phase but I am unaware if the Lake County Engineer is requiring studies that also include any anticipated negative affects to the embankment based on the potential increased trips across that portion of Madison Ave.

6. Are there any considerations being given to the erosion directly west of the proposed Town Center location along the abandoned section of Casement road?

While there are no specific requirements in relation to the embankment along old Casement, there will be setback requirements for any proposed structures that would take place inside that area lessening the burden of weight along the existing embankment. The commercial cottage type structures that will be located within the space will be very small scale and will be mostly located closer to the northern point (closest to the existing Casement mansion). There will be a public park to the southern portion. There will be no residential dwellings located anywhere west of the new Casement location.

7. What are the plans for the storm sewer? The area has a high water table. I believe the Bellmore storm sewers are currently ran to the north end of the street, connected to a pipe on Sidley's property and the pipe runs west to the river. Will this remain? Will it be connected to the new storm sewer?

At this point the storm water mitigation plan for the phase that will take place nearest Bellmore has not been created or studied but will be done at the time that phase is proposed which we are anticipating will be in approximately 10 years. The benefit of this is that if storm water regulations become more strict before that time, the developer will be held to those standards. Ultimately Lake County Stormwater and Soil and Water will work together to ensure that all of the regulations are met and that all of the appropriate studies be done. Each phase will need approval from the Trustees, the Engineer, Stormwater, Lake County Planning, and the County Commissioners.

I hope I was able to answer all of your questions to your satisfaction. If you have further questions or need clarification on some of the answers I have provided, please let me know.

Thank you.

Harley DeLeon

Director of Planning and Zoning

Painesville Township

55 Nye Rd.

Painesville Twp, OH 44077

(440) 352-1443

www.painesvilletp.com hdeleon@painesvilletp.com

[Quoted text hidden]



Harley DeLeon <hdeleon@painesvilletwp.com>

Painesville Township development

Crystal Archer <crystalleaarcher31@gmail.com>
To: Harley DeLeon <hdeleon@painesvilletwp.com>

Tue, Mar 7, 2023 at 7:04 PM

Hello,

Could you please add me to the list for updates regarding the property development on the current Sidley property? We are homeowners on Bellmore St. and very saddened to learn of this. If we would have been aware of the possibility of our street being a cut-through to thousands of homes we never would have purchased.

I am thankful that my children should be finished at the elementary school before the project is complete, but am concerned for other residents. This new elementary school, though wonderful and shiny, is already past capacity. It has been for the past 3 years. It was built with 4 classrooms per pod for each grade level and currently has 5 classes per grade. Where will thousands of more children attend school?

I feel our neighbors and community members chose Painesville Township for the rural-like green setting. Not all are in favor of more retail especially when we have ice cream shops as well as vacant storefronts already.

Best,
Crystal Archer



Harley DeLeon <hdeleon@painesvilletwp.com>

Zoning Proposal

1 message

a <ronniedickinson@aol.com>

Reply-To: a <ronniedickinson@aol.com>

To: "hdeleon@painesvilletwp.com" <hdeleon@painesvilletwp.com>

Mon, Mar 6, 2023 at 5:21 PM

Hello Harry.

Thank you for sharing our concerns about the proposed development. We moved out here from Mentor because we didn't like the over-development that goes on in their city. Painesville Twp's open space was the reason we, and so many others, chose to live here. We have lived here since 1985, and have never once been contacted about our desires for the development of the township. I do understand progress, but going from an open space where so much wildlife lives, to such a high-density multi-use area is beyond upsetting. In addition to the peacefulness / privacy of our backyard, we have concerns about overwhelming schools, fire dept., sheriff's dept., etc. Please reconsider the drastic, negative impact this proposed development will have. I know these are not my concerns alone.

Respectfully, Mrs. R. Dickinson



Harley DeLeon <hdeleon@painesvilletwp.com>

Proposed development and rezoning of Sidley land between Bowhall Rd. and Casement Ave.

Michael keever <michael.keever50@hotmail.com>

Thu, Mar 9, 2023 at 9:46 AM

To: "hdeleon@painesvilletwp.com" <hdeleon@painesvilletwp.com>

My wife and I live on Bannerstone Drive. We have grave concerns about this proposal, due to what will be a huge increase in traffic if the ingress/egress is tied in to Foxfire Rd, or even Bowhall Rd. near the railroad tracks. I see that no traffic study has been done and this should be done far before any approval for this project moves forward. The Madison Ave/Bowhall Rd. intersection is already dangerous due to restricted visibility and heavy traffic at certain times of the day. Adding almost 400 units, along with "shops" of some kind will only greatly exascerbate this problem. Has anyone questioned the impact on the infrastructure, such as can the wastewater treatment plant handle the increased load? What about fresh water? Road widening for a turning lane to handle the greatly increased traffic load? Does this proposal include "affordable" housing? Has anyone studied the potential increase in crime? Seems to me that this all about money, for the developer and various consultants, contractors, etc. with little regard for the residents near this area. The increase in property tax revenues will never be enough, as the Township will request more tax levies to fund something, Riverview school expansion because of the added residents, traffic control, something. No notifications or survey questionnaires were sent to any of the surrounding residents asking for any feedback. We stumbled upon this action by accident and it certainly seems that this proposal is moving forward with little to no regard for the adjacent residents.

Thank you, Michael Keever

Sent from Mail for Windows



Harley DeLeon <hdeleon@painesvilletwp.com>

Concerns for proposed development

mary royko <momroyko@yahoo.com>

Tue, Mar 7, 2023 at 3:01 PM

To: "hdeleon@painesvilletwp.com" <hdeleon@painesvilletwp.com>

Ms. Deleon

My name is Bruce Royko, and my wife Mary and I live at 1157 Foxfire Drive. We watched the zoning meeting on February 13 and would like to see the lot size of the proposed lots be no less than 50 feet which would be consistent with what is typical for the township. By making the lots smaller we feel that would decrease the value of our property. We also would like to see the 35 foot buffer remain to protect the existing neighbourhoods. There was a comment that people use that as a dumping ground, however I don't believe that will happen, I'm sure the new homeowners would appreciate that as well.

We also feel that by cutting through Foxfire and Belmore it would increase traffic and make it more dangerous for residence who likes to walk and children who play in these neighborhoods. We do not have sidewalks so people have to walk in the street.

I would like to bring to your attention that the zoning meeting on February 13's link on your web page was not working correctly and I had to access it through YouTube. The link that you had was sending us to an old meeting.

We would greatly appreciate any consideration to our suggestions.

Thank you for your time.

Bruce & Mary Royko

P.S. We cannot make the meeting but would appreciate it if you would read this at the trustee meeting on March 9.

February 12, 2023

Painesville Twp. Zoning Commission

Painesville Twp Trustees

Re: 2023-0001-ZC Map Amendment for approximately 378 acres of land to be developed into mixed density residential development

Let me begin by saying I am not opposed to development in the Township nor am I against or opposed to the Sidley Family developing land which they own. I am concerned however that a development of this size and scope will forever change the Township and must be undertaken with thought and consideration beyond immediate monetary gain.

As written the proposal projects 1623 dwelling units plus an additional 200 beds in assisted living. Given that a square mile contains 640 acres the project of 378 acres encompasses roughly .6 square miles. With a conservative estimate of 2 people per dwelling unit then 3,246 people would reside in the development-excluding those in assisted living and not counting any commercial/retail. This would result in a population density that more than doubles that of Mentor (at 1710 per square mile). To help place this in perspective: According to the most recent Census data Grand River Village encompasses 401 acres and has a population density of 671 people per square mile. The proposed development would be almost the size of Grand River Village with double the population density of Mentor.

This leads to the next level of concerns. How will our EMS and Fire Service be able to accommodate such an increase in service? Combined with the assisted living facility it stands to reason that calls for assistance will increase-putting additional strain on our sheriff, fire, and rescue resources. How will the number of new students be absorbed into Riverside Local Schools when the district and taxpayers are still paying for our current buildings and have a large renovation/replacement looming on the horizon for the main Riverside Campus? What about our Township Road Crew and Maintenance Department? Who will maintain the proposed greenspaces, bike/walking paths and Community Center and at what cost? What types of commercial entities are already on-board and have committed to renting/buying space and storefronts or are they being built with a "build it and they will come" mentality?

It would be assumed that a project of this size and scope will draw the attention of national builders. While I realize time is money, I would ask that the Sidleys and the Township evaluate the aesthetics, quality, and appearance of those types of homogenous developments. As a licensed Realtor I have first-hand experience with "production built" homes. I would encourage that local builders be allocated a percentage of lots for development. Perhaps lots that adjoin existing neighborhoods could be reserved and sold to local builders. After all, it is those builders who helped the Sidley family make a living. It is those builders who bought local Sidley gravel, block, cement and stone that went in to so many of our existing homes and businesses.

Finally, I question how the proposed community will be connected in to existing neighborhoods. It appears that a road will run from Casement through to Bowhall. Another road from the development to Madison Avenue at Bellmore and near the Riverside Dr. intersection. A final link appears to be at Foxfire. It is my understanding that Bellmore was constructed as a connecting street and the original homeowners were informed of that possibility. The Sidley Family is proposing a connection at the former home of Bob and Polly. I would ask that the Board reconsider connecting into other existing

neighborhoods. The streets of Foxfire, Dalton, Grove and Branch should not be connecting roads. The majority of them are narrow, simply blacktop (or tar and chip) and have no sidewalks or curbs. These are neighborhoods where children ride their bikes in the street, neighbors walk their dogs, jog and rollerblade. Many conversations are held at ends of driveways and at mailboxes. To connect these streets to such a high-density community will destroy these neighborhoods by turning their quiet roads into thoroughfares which will make the streets unsafe for their residents and decrease their property values.

Where the development adjoins existing neighborhoods, I would like clarification on lot sizes and if a buffer will be maintained. No existing home in an established neighborhood should be forced to view a new backyard from their existing front or side yard. We all know where folks toss old bikes, tires, garden stakes, etc. - behind the shed at the back of the lot. Homeowners in existing homes should have a buffer or evergreen privacy line to maintain the integrity of their home values and privacy. New development lots adjoining existing homes should have the same frontage (or larger) as the existing lot.

I find it very disturbing that a project of this scope has received no publicity. Why is that? If this project can be for the benefit and good of the township, why don't township residents-and more importantly residents whose home values and standard of living will be impacted-know anything about it? In my neighborhood there are 53 homes. Of those, 47 have the possibility of living on a connecting through street. Only 7 homeowners were sent letters. The Township has a Facebook page, website, and newsletter. At no point did any hint of this proposed development see the public light; however there are a half-dozen posts and newsletter mentions of the upcoming St. Patrick's Day Parade! It was only after contacting Mr. Hillier and Mr. Pennock that a Facebook announcement of the meeting for Feb 13 was made. Despite 2 attempts to speak with him, Mr. Cicconetti has failed to return my calls.

My husband and I have lived in our home at 1105 Dalton Drive for over 40 years. I am a lifelong resident of the Madison Avenue area and as a Realtor also have a vested interest in our wonderful community. I ask that the Zoning Board, Trustees, Sidleys, and others involved in this project proceed with caution, careful planning and keep in mind that their decisions will effectively forever change not only the lifestyles and home values of the immediate neighbors of this proposed development but also our community. Whether that is a detrimental change, or a positive change accomplished through foresight and thought remains to be seen. I am on a long-planned vacation and regret that I cannot attend this important meeting in person. Thank you for taking my letter into consideration.

Best regards,

Karen Breedlove

1105 Dalton Drive

Painesville Twp. OH

440.487.2629

March 9, 2023

Painesville Twp. Trustees

Mr. Cicconetti, Mr. Hillier, Mr Pennock

Re: 378 acres of land to be developed into mixed density residential development (FPUD) known as the former Casement Airport and Sidley Sand/Gravel Pit

Gentlemen.

Let me begin by saying I thank all 3 of you for taking the time to talk with me about the proposed development. Change is inevitable and can be positive or negative depending on the nature, thought, and preparedness for it. The Township Trustees are now in a position to effect positive change that will impact the entire Township and alter the face of our community forever.

It is my understanding that the density of the proposed FPUD as written will be double the population density of Mentor. This fact alone raises several questions and concerns:

- The Trustees told me that Riverside Local Schools has been made aware of the proposed development and I would assume additional physical and personnel resources would have to be addressed to accommodate an influx of future students. This would lead to an additional tax burdens for all property owners. State legislature (as written) does not allow "new money" to off-set new construction. Once an operating or bond levy is passed the amount collected is frozen. New accessed builds pay in, and others are slightly decreased. A million-dollar levy can never collect more than a million dollars. To make this simple when 1000 homes are assessed with a million-dollar levy each pays \$1000. When another 2000 homes come on board (now 3000 homes share the levy) each home pays \$333.00. So, no NEW money is collected and the schools are left with more households but the same amount of income until (and IF) a new levy is passed.
- How will our EMS and Fire Services be able to accommodate such an increase in service? Additional resources would also be needed on our emergency and first responder front as it stands to reason that the assisted living facility, senior housing and dense apartment/townhouse living will increase demands for assistance.
- What physical and monetary cost will the Township Road Crew and Maintenance Department be dealing with? Will HOAs maintain the proposed greenspaces, bike/walking paths and Community Center? If not what costs will be transferred to the Township which in turn will transfer to all Township tax payers?
- What types of commercial entities are already on-board and have committed to renting/buying space and storefronts or are they being built with a "build it and they will come" mentality?

Financing requirements for a project of this size will force the use of national "production-built" builders. While I realize time is money, I would ask that the Sidleys and the Township evaluate the aesthetics, quality, and appearance of those types of homogenous developments. As a licensed Realtor I have first-hand experience with "production built" homes. Typically, Production Build developers offer limited options on color/style/floor plans; with one structure deviating little from the next. They also attempt to capture buyers at their models-leaving many buyers unrepresented during the largest financial transaction of their lives. Production Built homes are completed on average in 3-4 months. Custom homes in 4-8 months. This speaks immediately to quality, style and craftsmanship. Does the Township really want 2000 dwelling units compacted into 400 acres to all look the same? Ideally a compromise could be met with lots that adjoin existing neighborhoods to be held in reserve for

local builders. Those lots should conform (in lot size) to the established neighborhoods they adjoin and would be on the perimeter of the FPUD. Custom local builds on lots that adjoin the existing neighborhoods would provide perfect transitional points into the FPUD while supporting our local builders and labor force. These homes also demand a higher price-boosting property values for the neighborhoods they adjoin. I would ask that the Sidley Family take their neighbors into account and support local builders, buyers and the Realtors that helped the Sidleys get where they are today. Giving a nod to the local people who have supported the Sidley Corporation over these years would be a positive and lasting legacy.

Finally, I question how the proposed community will be connected to existing neighborhoods as well as impact on traffic for this side of the Township. These are neighborhoods where children ride their bikes in the street, neighbors walk their dogs, jog and rollerblade. There are no sidewalks. Many conversations are held at ends of driveways and at mailboxes. To connect these streets to such a high-density community will destroy these neighborhoods by turning their quiet roads into thoroughfares which will make the streets unsafe for their residents and decrease their property values. The intersection of Bowhall and Madison Ave. has accidents on a regular basis. Will a stop light be placed there and at Madison Ave. and Riverside? Riverview Elementary has "walkers" that cross Madison Ave. in two locations. A long line of cars now lines up on Madison Ave. at dismissal in the afternoon. Bowhall Road has slow moving agricultural traffic. Has the County Engineer done a traffic study of these effected areas during high traffic times and if so, how will these concerns be addressed?

I requested of the Zoning Department and will now ask the same of the Trustees: Where the development adjoins existing neighborhoods, I would like clarification on lot sizes and if a buffer will be maintained. No existing home in an established neighborhood should be forced to view a new backyard from their existing front or side yard. We all know where folks toss old bikes, tires, garden stakes, etc. - behind the shed at the back of the lot. Homeowners in existing homes should have a buffer or privacy line to maintain the integrity of their home values and privacy. New development lots adjoining existing homes should have the same frontage (or larger) as the existing neighborhood lot. Acreage that is currently used as nursery stock and/or agriculture must be safeguarded against trespassing and dumping. These parcels and their owners hold the rich agricultural history of the Township origins and must also be protected.

My husband and I have lived in our home at 1105 Dalton Drive for over 40 years. I am a lifelong resident of the Madison Avenue area (Arlington, Country Lane and Dalton) and as a Realtor also have a vested interest in our wonderful community. I ask that the County, Trustees, Sidleys, and others involved in this project proceed with caution, careful planning and keep in mind that their decisions will effectively forever change not only the lifestyles and home values of the immediate neighbors of this proposed development but also our community. Whether that is a detrimental change, or a positive change accomplished through foresight and thought remains to be seen. I am on a long-planned vacation and regret that I cannot attend this important meeting in person and ask that this letter be formally submitted into the minutes of the meeting March 9, 2023. Thank you and

Best regards,

Karen Breedlove

1105 Dalton Drive

Painesville Twp. OH

440.487.2629