

# Time to work on lake coastal development

NEWS HERALD

1/20/08

DW/CFK

**B**e proactive. You hear it all the time — don't let outside factors determine your success. In these uncertain financial times, communities must work this way.

They can't let worries about the economy or any other concerns determine their long-term economic growth.

Rather, officials must work a well-developed plan to ensure their communities prosper and thrive.

This has occurred in Lake County with a 3-year-old Coastal Development Plan.

And now that the Lake County Port Authority knows its direction, it's time to get to work.

The port authority approved a plan about 10 days ago to request \$4 million from the state's capital fund.

It's an important first step that signals the economic development panel intends to actively pursue all avenues to get projects started.

The group has been working for just a few months.

But, there's no better way to take action than a plan that improves the shoreline.

Lake Erie is our best natural resource, enhancing the quality of life for all area residents. But it must be more than simply a few marinas and scattered parks.

The Lake County Coastal Development Commission crafted an ambitious plan that culminated in 2005 with a dream to make Lake Erie a destination for Northeast Ohioans and beyond.

The plan identifies eight projects along the county's 27-mile Lake Erie coastline, running from Eastlake to Madison Township.

While it's always good to dream big, the Port Authority has opted to focus on four projects:

- Chagrin River in Eastlake — engineering of harbor protection or acquisition of identified natural areas
- Mentor Beach Park — shoreline protection and beach creation
- Perry Township Park — erosion protection, beach creation and public lake access
- Madison Township Park — beach enhancement and public boating facility.

As each is completed, the region's economic foundation will be fortified.

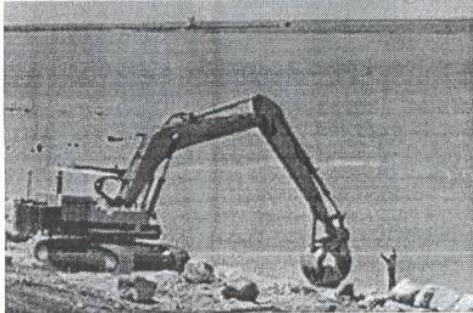
Working ahead, then following the plan, will help Lake County shine brightly.

Working ahead, then following the plan, will help Lake County shine brightly.

06/27/2007

## Dreams of Lakeview beginning to develop

Story by Jeffrey L. Frischkorn and David S. Glasier



Construction workers from Durocher Marine carefully place large rocks recently in an effort to reinforce the shoreline of the Lakeview Bluffs Development project.

hile still a gem in the rough, the massive Lakeview Bluffs project is seemingly on its way to being a cut and polished stone.

Encompassing more than 1,100 acres in Painesville, Painesville Township and Fairport Harbor, the project ultimately will include an 18-hole golf course, baseball diamonds, soccer fields, a marina, indoor sports complex, hotel, fishing lake, winery, vineyard and 2,200 units of residential dwellings, developers say.

A nine-hole golf course might be added later.

When redevelopment of the former Diamond Shamrock Corp. industrial complex began in 2001, the site, bordered by Lake Erie to the north and bisected by the Grand River to the south, had been in disrepair for about 30 years. It was classified as a brownfield by the Ohio Environmental Protection Agency.

The EPA defines a brownfield as property needing remediation from chemical contaminants and other hazardous substances.

Up to 250 people a day are working at the site now, including about 20 to

25 environmental consultants.

Lakeview Bluffs has been awarded \$3 million in voter-approved Clean Ohio Fund grants. When all is said, done and developed, the complex could cost up to \$500 million to build.

The ambitious project is going forward on a 99-year lease held by Hemisphere Corp. of Beachwood, whose president, Todd Davis, is an environmental lawyer specializing in reclaiming and developing brownfields.

Progress made at the site has been striking in the last 15 months, especially with demolition of the old coke and concrete plants.

"I would argue that this is one of the largest and most creative brownfield developments in the country," said Davis, who said he plans to be a Lakeview Bluffs homeowner.

"We're counting on this becoming a template for other projects around the country."

During a recent tour of the site with reporters, Davis explained that construction of Lakeview Bluffs is being done in 10 phases.

The marina and lakefront amphitheater are scheduled to open next year. Home sites will be sold beginning next year, too. Barring unexpected delays, home construction will begin in 2009, Davis said.

Davis has struck a deal with International Management Group of Cleveland, one of the world's leading sports management companies. IMG will design and operate the golf course and a multi-sport academy.

Plans call for the golf course, Steelhead Run, to welcome its first players in the summer or fall of 2009. The academy could open in 2009 or 2010.

### Toxic past to green present

Visitors to the site search for words to describe the emergence of Lakeview Bluffs on land formerly dominated by crumbling buildings, rusting vehicles and "soup ponds" laced with toxic chemicals.

About 500,000 yards of material has been moved on the site with at least 1 million more needed, mostly for the golf course. Also, about 30,000 tons of concrete and stone from the site has been recycled and used as road base.

Davis said the project is meeting its remediation goals.

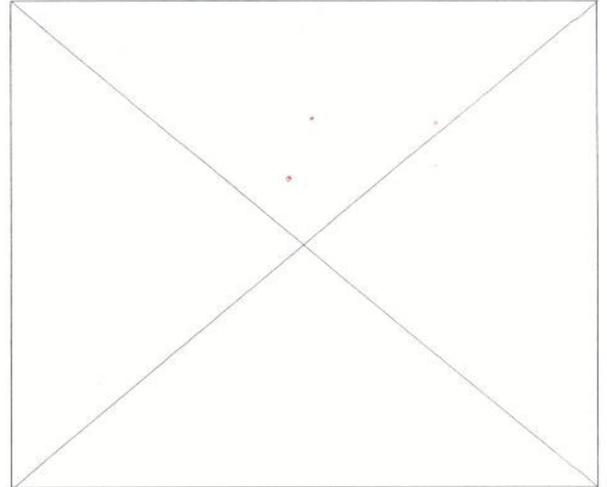
Developers and representatives of Ohio EPA have regular meetings to discuss the operation's progress.

"It's amazing, isn't it?" said Terri Heer, Ohio EPA site coordinator. "It's proceeding well, and we're continuing to get documents weekly."

Heer said the project has met with only a few snags, including

Advertisement

concrete slab disposal that wasn't initially taken into account. "That's not an environmental thing, but it has slowed down the project a little," Heer said. Monitoring by Ohio EPA also has led to materials having to be removed from a couple of sites not included in the original remediation plan. "As things crop up, they've been able to deal with them," Heer said. "It's a huge project, and they've done an incredible amount in the past few years, removing a lot of soil and bringing in clean fill." Davis concedes that some people will have trouble getting past the perception that the property remains a highly toxic, dangerous place. "The history of this site is its history. We embrace it," Davis said. "The project is a challenge, but we want to do this the right way." Input will be sought from environmental groups to ensure that all operations at Lakeview Bluffs are environmentally friendly, Davis said. "We want to protect the river corridor as well as the lake," Davis said.



#### Public welcome

Some areas of Lakeview Bluffs will be reserved for use only by homeowners, sports academy participants and hotel guests. However, it will not be a completely private development.

"There's going to be public access. I'm very, very sensitive to that," Davis said.

The project will include a 1.25-mile publicly accessible trail overlooking Lake Erie. The shoreline currently is being "armored" by the installation of large stones and concrete pylons shaped somewhat like a child's jack. Davis said the new shoreline protection is designed to last 50 years.

Hemisphere intends to work closely with Lake Metroparks in developing a walking trail and fishing access to the Grand River along a 2.5-mile stretch of the Grand River.

When the project is completed, it will become a destination place for people seeking the river's "unique natural beauty along with exercise," said David A. Noble, executive director of Lake Metroparks.

"Can you imagine having a river corridor trail stretching for 2 1/2 miles and holding together two of the river's best steelhead fishing holes - the Uniroyal and Pipe Bridge holes?" Noble added.

The several baseball fields planned for Lakeview Bluffs might even be linked to the existing public fields on East Street in Fairport Harbor, Davis said.

#### Joint effort

Davis isn't alone on an island in the development of Lakeview Bluffs.

He's received help from Lake County commissioners in obtaining the Clean Ohio Fund grants. Commissioners also have authorized trucking tens of thousands of cubic yards of clay topsoil to Lakeview Bluffs from the county's landfill for capping. Establishing the market value of the soil has enabled Hemisphere to reach the level of matching funds needed to qualify for Clean Ohio grants.

"This is government at its best," said Raymond E. Sines, president of the Lake County commissioners. "We're doing whatever we can to keep this important project moving forward."

Government officials in the three communities spanned by Lakeview Bluffs continue to monitor developments there with keen interest.

Painesville City Manager Rita McMahon said she and Davis have had "really preliminary" discussions about the impact the project will have on her community during construction and after its opening.

Painesville Township Trustee Jeanette A. Crislip said her community has similar concerns.

"I've got my fingers crossed that it all works out and everyone is satisfied," Crislip said.

Fairport Harbor Mayor Frank J. Sarosy said the fact that only 11 acres of the site are in the village is deceiving.

"The gateway (to Lakeview Bluffs) is Fairport, and 80 percent of the homes planned for there will be in our school district," Sarosy said.

So far, there has been no reported friction between Hemisphere and the four political entities with stakes in the development of Lakeview Bluffs.

"From the very beginning," Davis said, "we've worked so that everyone wins with this project."

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# Coastal development plan kickstarted

Arthur Hutchison  
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3/7/07

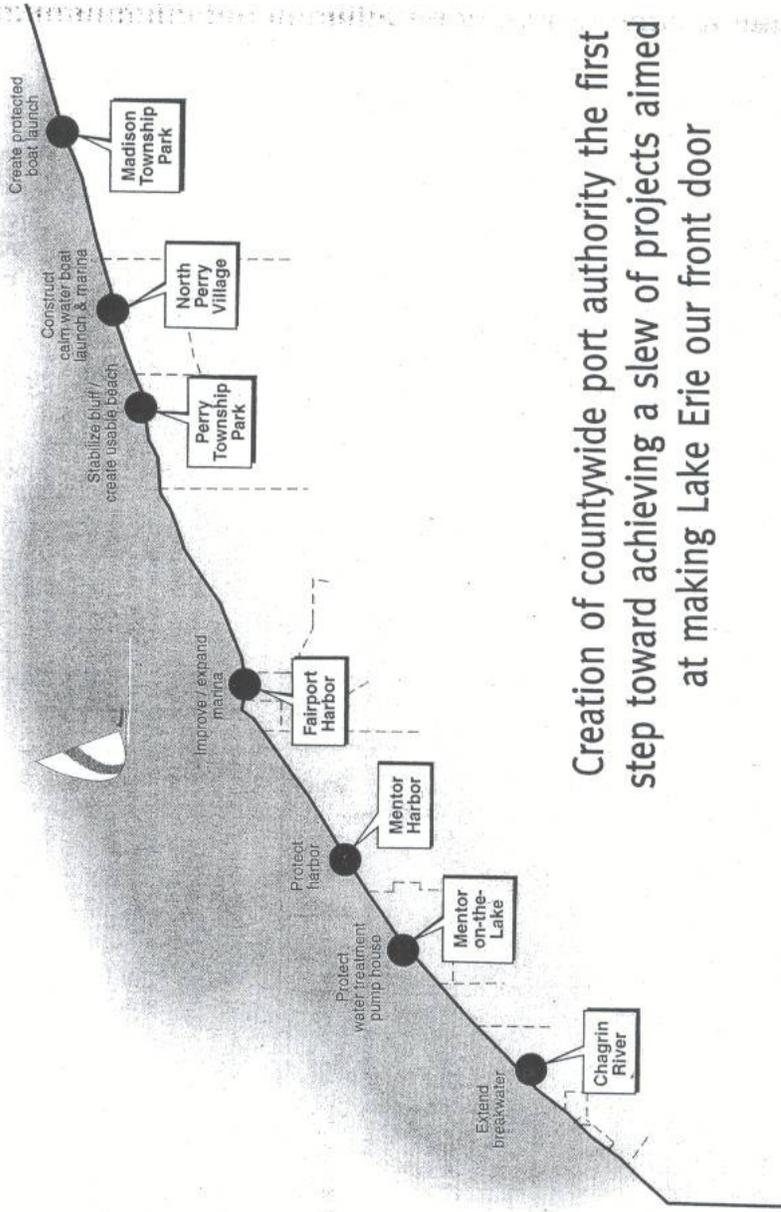
Allen has often said the Erie should be Lake Erie's front door rather than a back door. His philosophy has driven work behind the Lake Erie Coastal Development Authority would transform the lakeshore into one that attracts significant investment and create new job opportunities.

Overall vision has focus plans for areas in Mentor-on-the-Lake, Harbor, Painesville, Perry Township and Township.

Questions the planning department on were: How can the community encourage private sector investment that benefits from access the area's natural resources?

Can public access to the area be maintained and improved?

What is the image of Lake Erie and how is this image reflected in the county's planning and townships? What things ideally were needed within the plan, and what estimates show it would cost? Around \$80 million, Allen said. Allen, chair of the Lake County Planning Committee.



Creation of countywide port authority the first step toward achieving a slew of projects aimed at making Lake Erie our front door

## Coastal plan

Page 15

Local matches are likely to comprise about \$20 million.

Allen said the newly created Lake County Port Authority will dramatically increase the chances to begin implementing the plan.

"It will be the Energizer Bunny for the project," he said. "It provides a legitimacy and instant credibility to private businessmen and philanthropists."

Allen said folks who choose to invest or donate money see the Port Authority as the entity qualified to assume control of and distribute funds for the priorities of the region.

"We had our business leaders together last summer and they had dollars to give," Allen said.

"They wanted to make sure they could give it to the entity they felt comfortable with."

Allen said the Port Authority will be able to take private, philanthropic, federal and community matches, and gain the best return on the invested dollar for the benefit of residents.

Jason Boyd, a senior planner for the Lake County Planning

Commission who works closely with Allen on the plan, said the idea began in 2001 as a grassroots community-based initiative.

Then a committee was assembled and Allen decided to form a countywide approach to take it to the next level, Boyd said.

The Cleveland Foundation provided a \$25,000 grant and communities contributed funds as well, he said.

A group from Kent State University also was involved in designing the plan.

In 2005, Allen and Boyd began to deliver their presentation to community organizations and have done at least 50 presentations.

Allen said the next presentation is slated for the Mentor Area Chamber of Commerce in April.

A 15-minute documentary also was produced recently with the hope to make it available on local cable access channels, Boyd said.

Allen said the next step is to review the lakefront projects, refine them and prioritize them.

"Large dollar projects will need a significant match, and we must make the cases compelling," Allen said.

NEWS HERALD

# Region must change to have future growth

The announcement of job cuts at KraftMaid Cabinetry Inc. in Middlefield, combined with Tops Markets recently leaving three stores vacant in Lake County, certainly didn't provide Northeast Ohio with a happy new year.

This demoralizes residents who could ill afford more job losses.

Ohio has lost 32,337 manufacturing jobs over the past 12 months — and more than 100,000 since 2001 — according to the 2006 Ohio Manufacturers Directory, published annually by Evanston, Ill.-based Manufacturers' News Inc.

But don't let that news shake you.

Area residents should be encouraged by the collaborative efforts being employed to ensure future economic growth.

Lake County has 100 community leaders developing a countywide plan to retain businesses — and attract new ones.

While that's long overdue, it also reveals that these leaders have abandoned the go-it-alone approach to economic development.

This cooperation has been evident by the due diligence to start discussions about a county port authority.

City and village council members and township trustees have a draft proposal before them that should launch more deliberate talks in coming weeks.

A county port authority is an instrument that can boost Lake County's growth and allow it to thrive for decades.

This will demand communication between business leaders, business and government, government and government, higher education and other entities that serve the private and public sectors.

Without it, opportunities for growth will elude the region.

But we also must accept that change won't come quickly. It's a process that will evolve over months and years before hard work bears fruit.

The planning occurring in Lake County encompasses just part of the focus on Northeast Ohio's future.

Thomas A. Waltermire, chief executive officer of Team NEO, which markets the region, said Ohio's business climate has been undergoing changes.

He said the economy is transitioning to a new growth curve that will unfold over time. When we've encountered difficulties in the past, our resilience has fueled additional success.

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# quick

## Lake County

**Ashtabula Harbor Village, Painesville**  
 ip, city of Painesville  
 isphere Corp.'s proposed  
 w Bluffs', 2,300 homes,  
 onship golf course, family-  
 d sports complex and a  
 hotel on 1,000-plus acres  
 er Diamond Shamrock  
 site.  
 7 million.

## Harbor marina

ected calm water marina  
 10 to 500 slips; harbormas-  
 ding; parking; boat-shaped  
 museum; small ferry con-  
 the village to Headlands  
 improved access to Lake  
 ixed-use recreation; and  
 enter.  
 als carved into the land to  
 an island community" with  
 and retail attractions.  
 3 million.

ested alternative: Locating  
 east of Lakefront Park to  
 with Lakeview Bluffs project;  
 ntages include distance  
 wntown, less land for sup-  
 ibilities and higher costs.

## Harbor lighthouse

Metroparks District inter-  
 h U.S. Coast Guard Station

# look at some proposed shoreline projects

ighthouse in ventures working  
 with numerous organizations,  
 including the Lake County Histori-  
 cal Society.

## Eastlake

Chagrin River offshore breakwa-  
 ter for a protected harbor and safe  
 entrance to Lake Erie; convert  
 West Island Drive back into  
 islands. Alternative concept (not  
 part of cost summary): 160-slip  
 marina, fishing pier and observa-  
 tion overlook.

Create a city entry "that leads  
 people from the Lake County Cap-  
 tains baseball stadium to lake and  
 riverfront amenities."

"Visitors arriving in Eastlake  
 from I-90 would most likely be  
 unaware of the beauty of the city's  
 natural amenities. The islands are  
 obscured from public view and are  
 invisible to visitors and even most  
 city residents. These privately  
 owned islands should be pur-  
 chased and preserved as public  
 land."  
 \$9.5 million.

## Mentor

Remove sand from Mentor Har-  
 bor entrance channel to Presque  
 Isle in Erie, Pa., where major recre-  
 ational and recreation ventures are

under way; remove a sunken barge  
 and allow safe navigation into the  
 Mentor Lagoons and make its  
 entrance widely known; buy addi-  
 tional land.

"The current entry to Mentor  
 Lagoons and Mentor Marsh is fairly  
 inconspicuous and gives little clue  
 to the magnitude of this public  
 resource."  
 \$2.7 million.

## Mentor-on-the-Lake

At Mentor Beach Park, create a  
 high percentage of erosion con-  
 trols for private property and place  
 a stone embankment on the shore-  
 line to protect a threatened water  
 pumphouse.  
 \$125,000.

## North Perry Village,

**Madison Township**  
 Between Townline Park in North  
 Perry Village and Stanton Park in  
 Madison Township, locate a "har-  
 bor of refuge" basin stretching  
 from Geneva State Park to Fairport  
 Harbor; place offshore wave barri-  
 ers; create recreational boating  
 and swimming beaches.  
 Consider constructing bed-and-  
 breakfast in unoccupied mansion  
 in Stanton; new community hall  
 and cabins; wildflower fields; year-

round use.  
 Construct "clearly identified  
 lookout points directing visitors to  
 the best views of the lake."  
 Build Senior Center in Townline  
 Park.

Townline Park: \$6.1 million.  
 Madison Township private prop-  
 erty: \$4.6 million, and Stanton  
 Park: \$2.9 million; including 40-  
 boat marina.

## Madison Township Park

Provide usable boat launch with  
 improved access and parking;  
 enlarge and enhance the beach on  
 west side of the park.

Fix "unfriendly environment to  
 lake users and aesthetically unap-  
 pealing appearance to visitors."  
 \$1.3 million to \$2.4 million.

## Perry Township Park

In area now including the former  
 Camp Roosevelt: amphitheater;  
 lake lookout platforms; pavilion;  
 trail networks; and kiosk and serv-  
 ice area for campers. Build town-  
 ship Senior Center.

"Access ramps to connect peo-  
 ple to the lake across the steep  
 slope."

## Painesville Township

Hundreds of single-family homes  
 discussed near the Lake Erie  
 shoreline off Bacon and Lake  
 roads, north of Lakeland Freeway  
 (Route 2). Lakefront marina dis-  
 cussed if market dictates.  
 Prepare for "public connections  
 to Lakeview Bluffs."

## Willowick

All under way: Larimar housing  
 project on Lake Shore Boulevard;  
 Shoreland Crossing duplexes and  
 59 single-family homes along the  
 shoreline; all upper-income class.  
 Respective investments: \$50  
 million and \$25 million.

## Ashtabula County

### City of Ashtabula

In Ashtabula Harbor, the Ashtab-  
 ula River is being dredged with a  
 hotel, condominiums and multi-  
 townhouses envisioned by some

when river access becomes avail-  
 able for the first time in years.  
 \$50 million.

## Geneva-on-the-Lake Village

Geneva State Park Lodge built  
 at a cost of \$16.7 million.

## Cuyahoga County

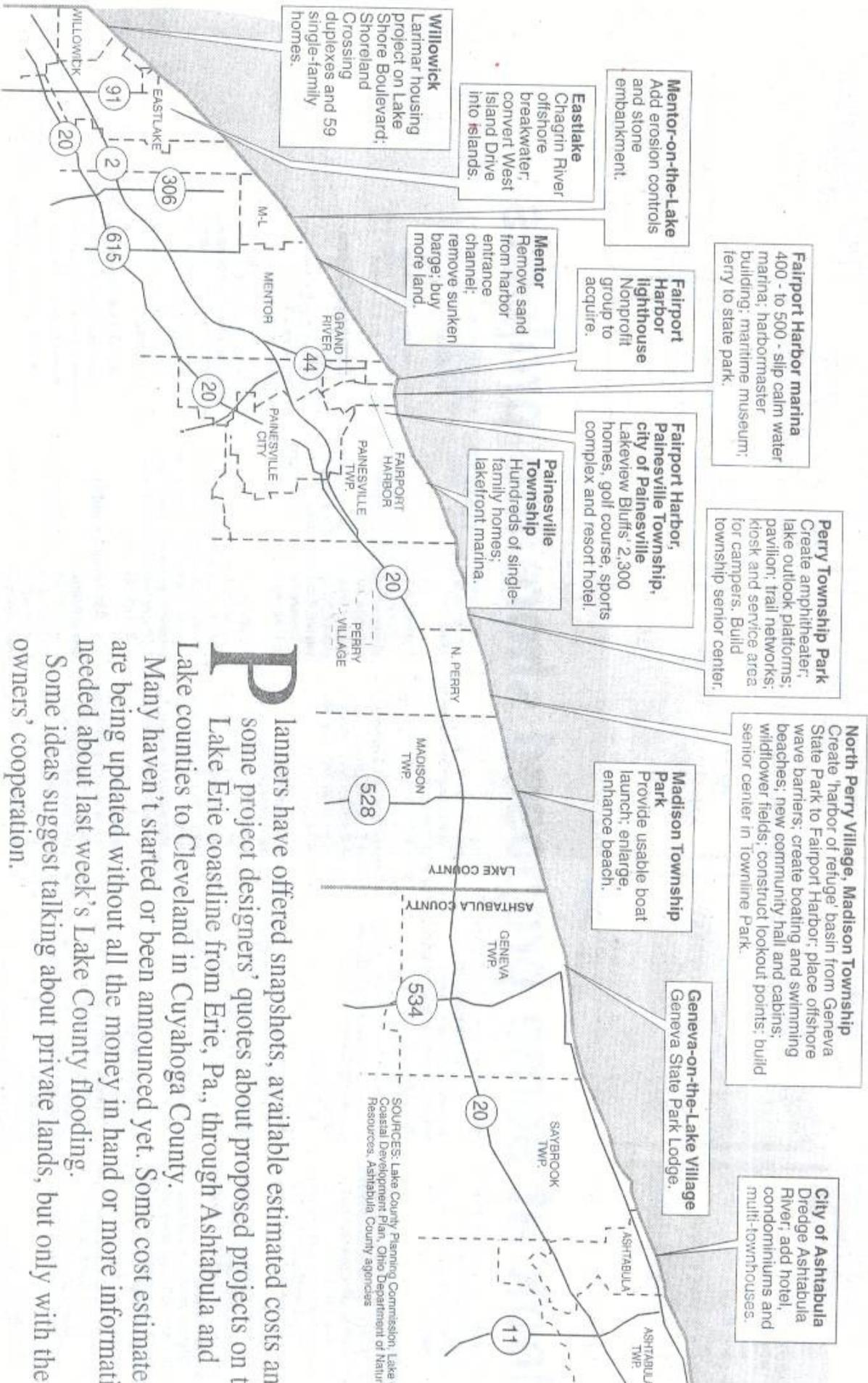
### Cleveland

Waterfront District Plan: con-  
 vert high-speed Route 2 (Cleveland  
 Memorial Shoreway and West  
 Shoreway) from a 50-mph freeway  
 to a 35-mph boulevard.

Reshape shoreline into parks,  
 apartments, museums, a board-  
 walk, marinas and a golf course.  
 Initial \$395 million to start a  
 50-year project around Cleveland  
 Browns Stadium.

### SOURCES: Lake County Planning

Commission, Lake County Coastal  
 Development Plan, Ohio Department of  
 Natural Resources, Cleveland City  
 Planning Commission, Ashtabula  
 County agencies.



**P**lanners have offered snapshots, available estimated costs and some project designers' quotes about proposed projects on the Lake Erie coastline from Erie, Pa., through Ashtabula and Lake counties to Cleveland in Cuyahoga County.

Many haven't started or been announced yet. Some cost estimates are being updated without all the money in hand or more information needed about last week's Lake County flooding.

Some ideas suggest talking about private lands, but only with the owners' cooperation.

# Developing coastline offers brighter future

NEWS HERALD 8/17/06

**N**ortheast Ohioans who've traveled along the Atlantic Coast — or even as far north as Toronto, Ontario — can't help but observe the waterfront developments.

These quickly have evolved into financial boons for Toronto, Baltimore or Savannah, Ga., as visitors spend money at restaurants, souvenir shops, museums and elsewhere.

If those cities can take economic advantage of their proximity to Lake Ontario, the Chesapeake Bay or Atlantic Ocean, why can't Northeast Ohio?

Lake County finally has a master plan that has been crafted by the Lake County Coastal Development Commission. This partnership of government, business and philanthropic organizations envisions pumping life into the county's Lake Erie shoreline.

It will necessitate money from all levels of government, but it would be a testament to other segments or industries if private money assisted this ambitious plan.

This project — conservatively pegged at \$77 million — is the best step Lake County leaders have taken to foster the region's vitality and to validate that Lake Erie is the focal point of our future.

From Willowick to Madison Township, nearly every community along Lake Erie could benefit.

While this planning has been ongoing for a couple of years now, clearly Ohio cities, villages and townships along Lake Erie have been woefully late to this coastline development party.

"Finally, we're realizing that Lake Erie should be our front yard, not our back yard," Lake County Senior Planner Jason Boyd said.

"Lake Erie is one of the best buys in freshwater in the world. But we were actually behind the curve. Racine, Wis., and others were the first on the block. Now everybody is catching up with them."

U.S. Rep. Steven C. LaTourette agrees.

"I think, finally, Ohio is catching on that its greatest resource is the lakefront and Lake Erie," the Republican congressman from Concord Township said.

"We were embarrassed by Wisconsin and Chicago. But now we see it's a potential millions of dollars in economic impact and dramatic increase in the quality of life. ..."

Aside from The Flats in Cleveland, the best lakeside draw to the region now is the Lodge and Conference Center in Geneva. This gorgeous facility sends a powerful message that Ohio grasps that Lake Erie attracts money to the state whether one visits the Buckeye State or needs a prime location to conduct a meeting.

With some persistence and financial support, the coastal development plan could draw visitors to the region to spend some of their disposable income here.

And maybe we can improve the planning process as well.

This project — conservatively pegged at \$77 million — is the best step Lake County leaders have taken to foster the region's vitality and to validate that Lake Erie is the focal point of our future.

# Waves of change

je of development strong along the Lake Erie shoreline

*er's note: This is the first of a series on Lake Erie shore development in the region.*

**David W. Jones**

*DJones@News-Herald.com*

9/2/04

ortheast Ohioans are witnessing a wave of unprecedented ventures to take Erie's valuable shore- pair it more with major cre-

ative, economic and safety ventures.

The Ohio Department of Natural Resources says there are "over \$120 million in private marina recreational projects" alone on the total Lake Erie shore-

line.

Area multimillion-dollar recreational and residential project proposals begin in Ashtabula-County,

## ON MONDAY

Route 2 to get a major makeover beginning next spring

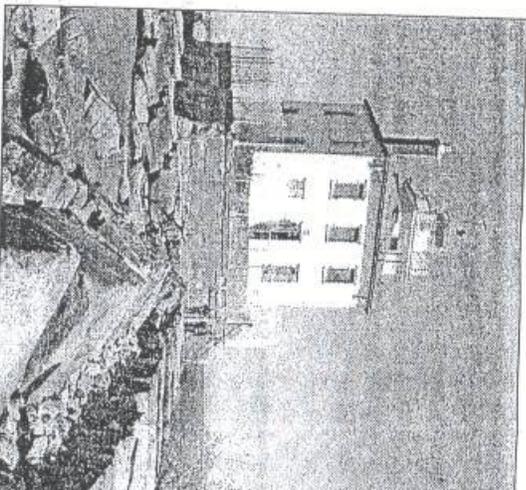
where the Lake Erie Coastal Trail opened last year as Ohio's 21st scenic byway, to continue in Lake and Cuyahoga counties and end in Toledo.

The Lake County Coastal Development Plan started by identifying \$77 million in development plans. That total has climbed to, possibly double that amount.

The plan is led by Lake County Planning Commission Director Darrell C. Webster, the Ohio Department of Natural Resources, and a project team of public, private and philanthropic professionals.

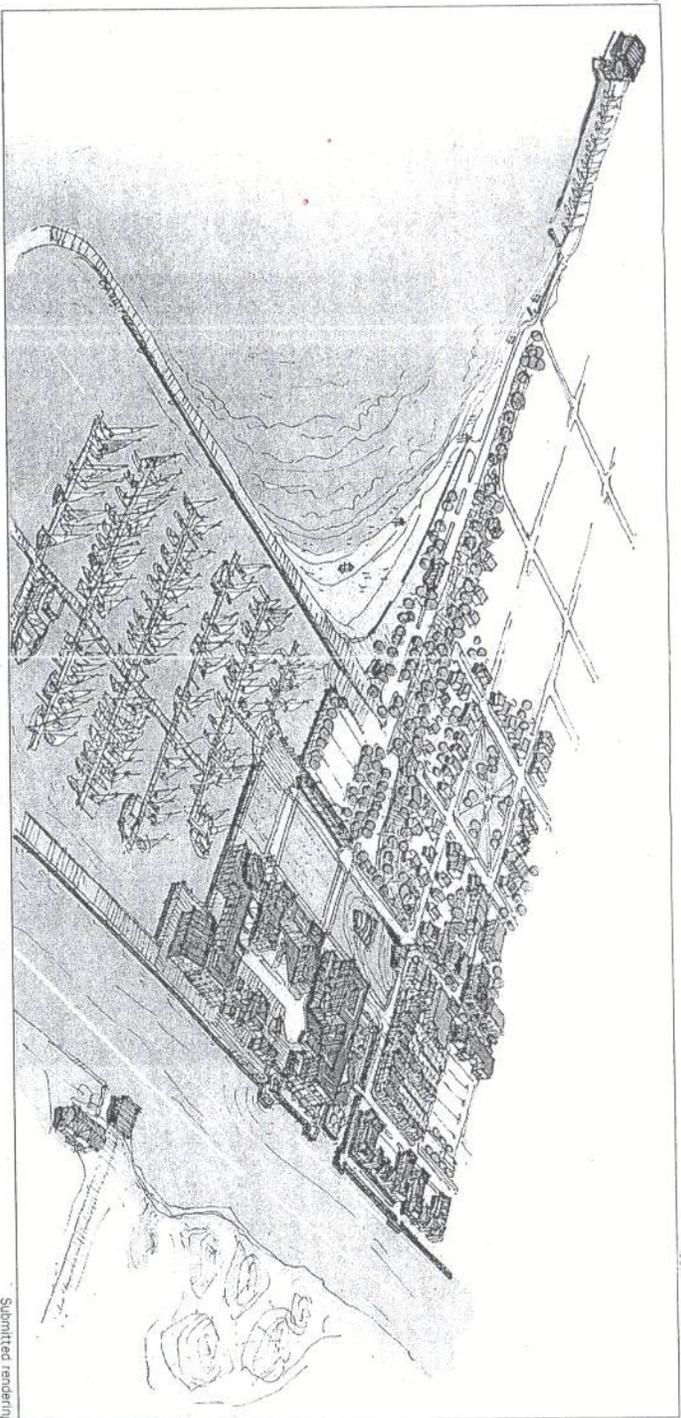
"Finally, we're realizing that Lake Erie should be our front yard, not our back yard," county Senior Planner Jason Boyd said.

See Port, Page A4



A non-profit group is attempting to acquire the W Breakwater Lighthouse in Fairport Harbor.

News-Herald



Submitted rendering

"I think, finally, Ohio is catching on that its greatest resource is the lakefront and Lake Erie."

U.S. Rep.  
Steven C. LaTourrette  
R-Concord Township

A new marina, maritime museum, greenspace and hotel are all part of the development plan for Fairport Harbor.

## Port

From Page A1

"Lake Erie is one of the best buys in freshwater in the world. But we were actually behind the curve. Racine, Wis., and others were the first on the block. Now everybody is catching up with them."

In Racine, a lakeshore pioneer, investments grew to \$224 million from an original \$26 million investment, according to officials there.

Thirteen Lake County officials and civic leaders visited the city, including Harry L. Allen Jr., owner of Great Lakes Power in Mentor.

That inspired Lake County to create its first-ever coastal plan, mainly on public lands. Some ideas could involve talking with private property owners about cooperation.

To the east, Ashabula County and Erie, Pa., which are close

enough to affect each other, are now coastal development sites. So is the Cleveland lakefront in Cuyahoga County to the west.

U.S. Rep. Steven C. LaTourrette, R-Concord Township, is watching closely.

LaTourrette chairs the Great Lakes Task Force and is eighth in seniority on the U.S. House Transportation Committee. Lake Boyd, LaTourrette thinks some other states moved faster than Ohio on the Great Lakes.

"I think, finally, Ohio is catching on that its greatest resource is the lakefront and Lake Erie," the congressman said.

"We were embarrassed by Wisconsin and Chicago. But now we see it's a potential millions of dollars in economic impact and dramatic increase in the quality of life. Places like Lakeview-Bluffs are not just a pipe dream."

LaTourrette was referring to the proposed \$500 million Hemisphere Corp. project spanning Fairport Harbor Village.

Painesville Township and the city of Painesville.

Hemisphere would convert 1,100 acres of the long-gone Diamond Shamrock Corp. and its chemically-spoiled lands into a residential and recreational mecca.

Even without large-scale Lakeview Bluffs, the shoreline would change under the multiple but unified plans to retain the best and reconstitute the worst.

Allen said the first-ever Lake County Coastal Development Plan is working because of its diverse field partners.

"It's a third, a third and a third: private, public and philanthropic. Progress would continue on much of a Lake Erie shoreline that, except for a utility plant, or two, still looks like the unused site of post-World War II communities.

Planners say that even small projects proposed or already in progress will enhance and change the Lake Erie shoreline while retaining and even improving its

attractiveness.

At the coastal edge, steep, dangerous and ugly bluffs now fall down to jagged rocks and nowhere to swim, walk, sunbathe or dock a boat.

Wherever possible, the bluffs would be graded and sloped. That would be enough for a comfortable walk down to a sandy beach much like that at Headlands Beach State Park, but also with a marina.

Among those interested are officials at Painesville Township Park

and Mentor-on-the-Lake.

At the top sides, visitors would find lookout points that exist hardly anywhere now to get a really coastal view and, some say, even see Canada on a clear day.

Genuine freshwater would be tapped by community public-private enterprises to sell to blue-collar factories.

People would see real islands restored in some towns. Or they would see areas transformed into island communities.

Wildflower gardens would

sprout in shoreline parks, especially in eastern Lake County, to remind visitors of the area's agricultural roots and history.

Communities would see the Senior Citizens Center, the Civic Center, maybe even the Town Hall, moved from downtown to shoreline.

Rental cabins and cottages would rise where none now exist. For more information on the coastal development project, visit [www.lakecountyohio.org/planning](http://www.lakecountyohio.org/planning).

# Coastal plan progress updated

*Committee hopes to secure federal funding by spring*  
TRIBUNE 3/24/06  
by MARIAN MCMAHON

**PERRY TOWNSHIP** - Jason Boyd, staff planner for the Lake County Planning Commission and Harry Allen, chairman of the Lake County Coastal Plan Committee, addressed township trustees and about 30 residents at the March 7 meeting. Their intent was to inform the trustees and community and answer questions anyone had about the plans to enhance the Lake Erie coast in Lake County.

"The new community center would act as an 'anchor store' and bring people to the lake," Boyd said. "Once you put that first amenity there, people will want more."

He addressed some of the proposed ideas for Perry Township, saying the erosion on the Camp Roosevelt site (where the community center was built) was similar to that at Painesville Township Park. The engineering of offshore barrier islands would create beaches and stop erosion. With the slope to the lake by the community center, walkways were suggested. Other plans would be based on what long-term plans for the area were.

"Obviously this is not an inexpensive project," Allen said.

He said the Cleveland Foundation advised they go for the big bucks, since they want to try to attract investment dollars to keep people here. They have asked for \$80 million from Congressman Steven LaTourette.

Allen said they have worked with the parks district, recreation experts and local officials "to provide an array of activities to bring people here and keep them around." One project they looked at out of state took two and a half years to complete. Before the project only 10 to 20 percent of the area residents had used the lake area; after completion the number rose to 77 percent.

"We have to do it with quality of life," Allen said of keeping and attracting residents. "We can't compete in the world market."

"The fastest growing activity for youngsters is paddle sports like canoeing and kayaking."

The committee's next steps are to have Lakeland Community College put their proposals into a video and work on getting 25 percent matching funds.

"Our goal is to address needs - go back to the community to find out if we're on track," Boyd said.

Trustee Phil Haskell congratulated the committee on their work. He said he'd had a vision similar to theirs for the township for years.

"If we can develop that area and bring people to the lake, we

need to do it," he said, adding he liked the idea of paths or fitness trails. "I'd like to see that done, pretty much in its entirety before I check out."

Resident George Schulz of Clark Road asked if surrounding areas would be adversely affected by the placement of the barriers. He was told they would not.

"I do not like a project where people do not get to vote," he said, adding he currently has people on four-wheelers ride on his beach, ruining it.

School board member, Julie Schultz, asked if there were any studies done about what draws people.

Boyd said an OSU study on the Headlands showed people would come, maybe buy a tank of gas, go to McDonald's and the beach, then leave.

Toni Kramer, a member of the Zoning Appeals Board, asked how many communities they had spoken to. Boyd said they have been to every community at least twice. He said there has been some criticism, but the reactions have been mostly positive.

North Perry resident Larry Klco asked what kind of businesses they expected to attract. Boyd said in Racine, Wisc., one of the communities they had looked at, the businesses were mainly artistic and cultural.

"I'd always hoped there'd be

◆See PLAN on Page A2

## PLAN.....

From Page A1

something better down there," said resident Shane Brown. "I would like to see sand."

Resident Ron Mocarski said he thought it was "phenomenal" that the committee was doing the project on a regional level.

*In other business:*

- Fiscal officer Christine Page reported the February receipts were \$252,037.87; disbursements \$283,440.58 and year-to-date receipts were \$384,098.98 and disbursements were \$419,102.96. Cash on hand was \$3,078,594.05.

- Page said membership fees for CLOUT and the Lake County Economic Development Council were paid.

- Page asked trustees to pass a motion to contract with BPI Systems for a 50-hour block of computer support services, cost not to exceed \$5,250. Page said they did not sustain many travel charges anymore since BPI can look at the system from their offices. The motion passed.

- Page recommended the transfer of \$10,000 to the park fund for community center expenses. She said she was not sure when the center would start paying for itself and transferring

funds to the park fund would allow line items to show all income and expenses.

- Administrator Wally Siegel asked for approval of purchase of two flagpoles at \$600 each; one for the community center and one for the ballfields.

Spring clean-up is set for May 6 and 13.

Siegel asked trustees to amend P.O. 60061 to \$3,800 for the concession stand at Perry Township Park.

Siegel reported on what the Perry Economic Development Corporation had accomplished in 2005. Four new businesses came to Perry, three to the Wind Point Reserve campus: Omega Sea, Ltd. which produces fish food from frozen fish shipped from Alaska, National Threaded Fasteners and Joining Metals. Great Lakes Power, owned by Harry Allen, is moving into a building on Shepard Road, previously occupied by Thermal Tool.

Siegel said some businesses are concerned they will pay more with the new CAP tax than they did with personal property tax.

The Joint Economic Development District has \$270,000 saved,

and makes payments of \$80,000 a year on the sewer system that was installed.

- Haskell said a letter was sent to the Lake County engineer for an updated mileage sheet and a culvert at Perry Park was jetted out.

He reported NOPEC has managed a price of \$9.70 MCF from Dominion East Ohio.

Haskell said the township is looking into moving the recycling bins to the southwest area of the shopping center to get them away from the front of the shopping center.

- Trustee Nancy Steele said Haskell had mentioned the approach to the IGA shopping center from Lane Road was not designed properly. It is supposed to be fixed.

- Trustee Chair Rick Amos proposed resolutions honoring recipients of the Madison-Perry Area Chamber of Commerce Awards: Fred Close for the 2006 Community Service Award and Gehring's Agency for 2006 Business of the Year.

- A motion was passed to pay \$150 to Venita K. Zidonis for reconveyance of three grave sites at Center Road Cemetery.

## Mayor concerned about privacy of park; some wonder about rush on project

TRIBUNE  
by MARIAN MCMAHON

**NORTH PERRY** – Council member Ed Klco advised council at the Feb. 2 meeting that the last coastal planning committee was very exciting. He said Harry Allen (North Perry resident and member of Lake County Coastal Plan Committee) and Jason Boyd (employee of Lake County Planning Commission and head of Lake County Coastal Plan Committee) had spoken with Congressman Steve LaTourette about federal funding. Klco said they are asking the communities involved in the coastal plan to send letters of support to LaTourette.

"There's a possibility the federal government would fund 75 percent of the plan, whether it's public or private," Klco said. "They are very aware of this regional group, and they don't see anything like this too often. They want to form a regional port authority. They feel that would help."

to decide it right then.

- No action was taken.

- Rodney Thomas said he was building a home on Corey Avenue and was having a problem with water puddling by his driveway. Bill Vondra of Land Design, the village engineer, said Thomas' site plan called for him to put a drain in his driveway.

"Just stay on top of it," said resident Richard Spencer. "Don't let them convince you that you need a drain."

A female resident said she gave council photos that showed water puddling on the street before the Thomas house was under construction.

- Perry Fire Chief Jim McDonald told council that people who have purchased long distance service from Vonage and use their 9-1-1 service are getting out-of-state dispatchers.

"There are five Perrys in Ohio," he said. "We had two incidents in Perry where we had 20-minute delays in calls to the fire department. We still have the seven-digit emergency number (Vonage customers can use.)"

McDonald said they did not want to scare people from using 9-1-1, and the problem was being

Council member Bryce Tischer said the committee wants to put the plan forth as one proposal, but it is eight projects.

Council member Joe Stinson asked Klco how he was chosen to be on the coastal plan committee. Klco said he was selected by the county.

"If you're going to represent our community, I think we should choose the person," Stinson said.

Mayor Tom Williams said the coastal plan committee still has not "heard" that North Perry wants to do their coastal project this year. He said he is "very wary" of accepting federal funds, because they might have to make Townline Park public.

"If we can get \$3 million from the federal government, I believe we should wait," Klco said. "LaTourette is very excited about this being a regional project."

Stinson suggested the letter from the village be worded differently from those sent by the other communities.

"If we can save \$3 million, we should save it," said resident Richard Spencer.

Tischer said the village had been working on their harbor project for several years, so why not wait another year?

"I'm going to meet with

discussed in the county.

- Williams mentioned the Third Annual Folk Festival would be held at Lakeland Community College from 1 to 8 p.m. March 4.

- Williams said he received a request for a donation from the Special Olympics. No action was taken.

- Williams said Wally Siegel and Karen Sundry would come to the next council meeting, March 2, to answer questions about the joint economic development and marketing plan for the Perrys.

- It was announced the Lake County Council on Aging would have a March for Meals March 11, to benefit the Meals on Wheels program.

- There will be an all-Perry meeting held at the North Perry Village Hall at 7 p.m. Wednesday, March 15.

"There will be a roundtable discussion to see if there are any concerns that affect all of us," Williams said.

- The Lakehurst drain project is nearing completion.

- The village will advertise for bids for the Evergreen project February 22. The village will be responsible for putting in the conduit for the lights.

LaTourette and see what he says," said Williams, who reiterated he was concerned about losing resident restrictions at North Perry Park if federal funds were accepted.

"What's the big hurry," said resident Mary Ann Rideout, addressing Williams. "You sound like you are totally against it (federal funds). You just said it has to be done next year."

Resident Bill Barrett said his biggest concern is that the coastal plan committee is calling for a port authority.

"What can a port authority do?" he said. "They can place a levy on the ballot and lease the port out. Look at the pros and cons of a port authority. We need to educate ourselves. The longer we wait, the more it's going to cost. I like the project. I have two boats."

Former village mayor Robert Orosz suggested investing money in the Perry Township Park boat ramp instead. "Why spend money for something for a few," he asked.

Barrett said he would invest money in the local park before he would in the township park.

"I agree with Ms. Rideout," said resident Larry Klco. "What is the hurry? You've got some of

"Gary Fairbanks (Painesville Power) recommended we get the same lights so they don't have to carry 14 kinds of light bulbs when they come to service them," Williams said.

- Police Chief Denise Mercksak said she will be taking some classes once a week for three months.

- When questioned about whether tasers were needed in the village, Mercksak said in less than lethal force they are the best thing to come along. They cost less than guns and bring about compliance.

"I would rather put this on an officer than a nightstick or mace," the chief said.

- Williams said he met with a Ted Vanelli about developing a new comprehensive plan and would present a cost proposal to council.

Council member Klco asked if Williams had talked to Kent State University. Tischer said KSU did the Lake County coastal plan.

- Council had third readings and passed the following: a resolution to encumber \$9,876 for the Perry recreation director; a resolution to combine North Perry parcels.

- Second readings were held

the best people working on the project I've ever seen. I think it very sad that we won't share what we have with all of Perry. I think it's very sad that we are so selfish."

Tischer said when he was campaigning, the majority of the residents he spoke to wanted Townline Park kept private.

In other business:

- Council's sidewalk discussion had to do with maintenance Williams proposed purchasing a sweeper for the Coyote machir the village purchased for clearing snow off the sidewalks.

"It would clean up our sidewalks," he said. "There's a lot of gravel. I would like council to make a motion. This thing would pick it up. It could sweep the sidewalks and the roads."

It was mentioned the county had previously been doing the street cleaning in the village.

"What does the county charge us?" council member Ed Klco asked.

Williams said the county did not bill the village, and it was assumed the charge was included in the snow removal.

Klco said council did not have

◆ See HARBOR on Page 2

on the following: a resolution to expend \$1,000 to the Perry High School baseball team; an ordinance adopting permanent appropriations for 2006; an ordinance enacting sec. 1106.13 of the codified ordinances to establish the farmland overlay preservation district; an ordinance amending the district map to show the farmlands that were preserved.

- First readings were held on the following: resolutions to expend \$4,041.77 for the adult recreation director; \$7,600 for the summer recreation program; and \$1,000 for the adult recreation program.

- Resident and builder Rich McCullough asked if the two-acre lot zoning change was off the table. He was told it was.

- A resident asked who was supposed to enforce the ordinance that prohibits people from blowing grass and leave into the street where it goes into the sewers.

Mercksak said the police have stopped people and had them clean it up. The resident said people still do it.

The next regular meeting of the village council will be at 7 p.m. March 2.

# Leaders look to improve shoreline

■ Officials traveled to Racine, Wis., for waterfront ideas

**Jeffrey L. Frischkorn**

JFrischkorn@News-Herald.com

7/26/05

RACINE, Wis. — A troupe of 13 Lake County officials and civic leaders traveled west Monday and met the future of the community's 27-mile Lake Erie coastline.

The reason for the visit to Racine was that this blue-collar city of 80,000 has turned its once hard-edged waterfront into an energized shoreline development that has returned more than eight-fold its original \$26 million investment.

The 110-acre, 921-slip marina, several lanes of boat ramps and community park draw large numbers of people from 60 miles away in Chicago to the south, and 30 miles away in Milwaukee to

the north.

Likewise, Racine's harbor has proven to be just the low-water mark for the city's revitalization. It also has become the catalyst that continues to lap away from Lake Michigan and washes into the downtown area.

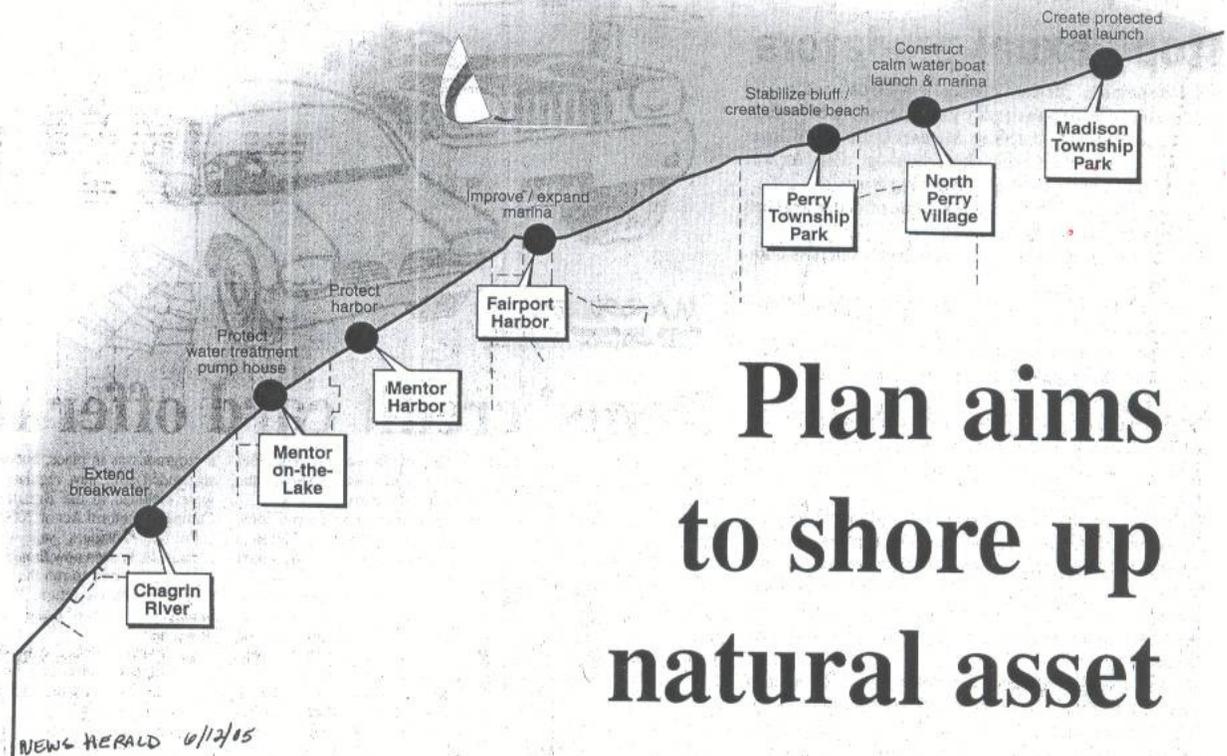
Today, the city's downtown is experiencing a renaissance, the Lake County leaders learned, resulting in more than 30 new specialized small businesses,

**See Shoreline, Page A8**



Lake County civic and government officials Dennis Eckart, left, a partner with Cleveland-based Baker and Hostetler; Ellen Foley Kessler, Lake Metroparks commissioner; Frank Sarosy, Fairport Harbor Village mayor; and Jason Boyd, senior planner for Lake County Planning Commission, listen Monday as Eduard J. Freer of Madison, Wis.-based JJR talks about harbor-front development in Racine, Wis., and how it might apply to Lake County's coastline.

Jeffrey L. Frischkorn/JFrischkorn@News-Herald.com



# Plan aims to shore up natural asset

The recently unveiled plan for Lake County's 27-mile shoreline spells out what's wrong at seven key locations and what can be done to improve them.

Since the proposed improvements will cost a total of about \$60 million, taxpayers will start hearing about them as they are scrutinized in the affected communities in the near future.

Don't panic though! A variety of funding sources is identified — not just local treasuries. And the long-term benefits will be substantial.

Here are some details from the Lake County Coastal Development Plan done for the Lake County Planning Commission by JJR, a company in Madison, Wis.:

**Chagrin River offshore breakwater:** The report says the location and orientation of the short channel between the lake and the river provides very little wave protection and results in an unfavorable climate for watercraft using this entrance to Lake Erie. The area is in Eastlake, just east of the First Energy plant.

"Sedimentation in the channel has increased in recent years due to upstream development patterns and the increase in impervious surfaces," the report says.

Proposed are improvements providing a protected harbor and safe entrance to the lake. The sedimentation issue also would be addressed.

**Estimated cost: \$9.5 million.**

**Mentor-on-the-Lake and Mentor Beach Park:** "A high percentage of shoreline in Mentor-on-the-Lake is subject to severe beach and bluff erosion," the report says. "Much of the shoreline in MOTL is privately owned and as a result has received a variety of erosion control measures ranging from no treatment to modular sea walls to very elaborate stone and concrete structures. The result of this disjointed array of structures is a shoreline with an inconsistent appearance, debatable effectiveness and marginal usability."

At Mentor Beach Park, strong waves and erosion of the beach are threatening the water treatment station pump house.

Proposed are a variety of erosion con-



**Glenn Gilbert**  
Executive Editor

the lakeside of the pump house and ties into existing revetments.

**Estimated cost: \$125,000.**

**Mentor Harbor:** Mentor Harbor, located just east of Mentor-on-the-Lake, is the location for the Mentor Harbor Yacht Club and

the city-owned Mentor Lagoons Marina.

A 200-foot-wide channel forms the entrance to the lagoons. The orientation of the channel exposes the harbor to wind and waves and creates hazardous conditions for boaters entering or exiting the lagoons.

"Difficult navigation through the channel is exacerbated by the presence of a sunken barge at the south end of the channel that was placed to reduce wave energy entering the lagoons," the report says.

The goal for this site is to protect the harbor and allow for safe navigation through the channel into the lagoons and effectively redirect, reduce or remove the deposits of sand at the entrance to the channel.

**Estimated cost: Up to \$2.7 million.**

**Fairport Harbor:** Fairport Harbor is the county's largest and most commercially active port. The harbor is largely protected by federal breakwaters located to the west and the east of the navigation channel.

"Portions of the east breakwater have settled into the lakebed and are partially submerged, creating an unsafe condition for boaters. The harbor is also subject to sand deposition behind the federal breakwater during storms." This necessitates annual dredging.

According to the village's comprehensive plan, Fairport Harbor officials would like to improve and expand the village's transient marina amenities and services to create a mixed-use harbor. The goal is to stimulate development downtown by attracting users and businesses.

Envisioned are a protected calm

launch and utilities; improved access to the lake and river waterfront including handicapped-accessible piers; and capitalizing on the mixed-use and recreation potential of the Grand River corridor.

**Estimated cost: \$27.3 million.**

**Perry Township Park:** Perry Township Park has 50 acres with approximately 2,000 feet of shoreline as a result of the recent purchase of Camp Roosevelt. Access is limited to an unsafe boat launch and small beach at the far eastern end of the park. The remainder of the park shoreline consists predominantly of a concrete revetment and a steeply eroding bluff with little or no beach at the base. Access to the lake at these locations is nearly impossible.

Goals for this site include protecting and stabilizing the bluff west of the concrete revetment, creating a more usable beach at the base of the bluff, making the lake accessible to the handicapped as part of a new senior citizens center, protecting the harbor and improving the boat launch facility.

**Estimated cost: \$4.1 million.**

**North Perry Village and Madison Township:** Townline Park in North Perry Village forms the west edge of a one-mile coastline area highlighted in the study with Stanton Park in Madison Township the east boundary. The area between the two parks is made up of private residences.

Conditions vary between naturally stable beaches and slopes to unprotected eroding slopes. Townline Park is a semipublic village park with an unsafe boat launch. "Stanton Park is a public township park with a need for some bluff stabilization and possibly an improved access route to the water," the report says. "A narrow beach at the base of relatively stable, vegetated bluffs is located along the western portion of the park."

"The private shoreline between the two parks contains a combination of treated and untreated shoreline and slopes that appear to be relatively stable with the exception of one small stretch of eroding bluff."

"The initial intent for the Townline and Stanton Parks was to locate a harbor of refuge basin between the

Park and stabilization of the falling slope at Stanton Park. More recent strategies included the idea of placing offshore barrier structures to protect the shoreline and create substantial recreational boating and swimming beaches in the area between the two parks as part of an integrated safe harbor and passive recreation waterfront design."

**Estimated costs: \$6.1 million for Townline Park; \$4.6 million for private property in Madison Township; \$2.9 million for Stanton Park.**

**Madison Township Park Boat Launch:** Madison Township Park consists of 12 acres with about 660 feet of shoreline. Amenities include a large public beach area, playground equipment, baseball diamond, basketball court and lakefront picnic pavilion. A graded slope above the water provides great views of Lake Erie. A walking path with two entrance points provides access to the beach.

"The shoreline is characterized by numerous concrete cylinders and miscellaneous structures and debris used as a form of shoreline protection. While initial protection measures may have proven beneficial, this strategy results in an unfriendly environment to lake users and aesthetically unappealing appearance," the report says. "A boat launch located at the east end of the shoreline is exposed to wind and waves from all directions and is difficult to use other than when lake conditions are calm. This launch provides no protection, tie-ups or signage for recreational watercraft."

Near-term goals for this site are to provide a protected and usable boat launch facility with improved signage, access and parking. Long-term goals include the enlargement and enhancement of the beach on the west side of the park.

**Estimated cost: \$1.3 million to \$2.4 million.**

So there you have it. You might notice the emphasis on boating, which may make sense from an economic development standpoint.

As with all issues, public involve-

# Launch of shoreline project is exciting

NEWS HERALD 5/31/05

Approval last week by North Perry Village Council of plans for a major lakefront enhancement project at Townline Park is an important stride forward in a much larger plan.

Construction of a design by Lakewood-based Matrix Engineering Inc. to revamp 1,000 feet of coastal land could begin as early as next year. Some 700 feet of beachfront will be enhanced to allow greater use of the lake for wading and swimming, and a temporary launching area will be replaced with two permanent ramps for boat launching.

Mayor Tom Williams expressed his enthusiasm for the project, pointing out the revitalized park will be a great place for the village's 838 residents to enjoy themselves.

He noted the project is a scaled-back version of a larger — and more costly — plan envisioned by the Lake County Coastal Development Plan, but pointed out that “we’re trying to keep it small so that we can maintain it.”

The design approved by council, however, includes options that could enhance the area even further if funding becomes available. The project by North Perry is a critical element in the future of the Lake Erie shoreline, because every step taken to improve and enhance the shoreline is meaningful.

Lake Erie is this area's single most important natural asset, and every effort that is launched for improvement of the shoreline, however small, is a piece of a much larger picture designed to benefit the entire area.

The lake is a major environmental, economic and recreational resource. The Coastal Development Plan commissioned by the Lake County Planning Commission is ambitious, visionary, detailed and, yes, even a monumental effort to help realize the potential of the area in which we live.

The \$90,000 study takes an almost microscopic look at every element of the county's 27-mile coastline. When it was unveiled by Jason Boyd, senior planner for the Lake County Planning Commission, and Harry Allen, president of Mentor-based Great Lakes Power and the report's committee chairman, it caused a stir of excitement.

David A. Noble, executive director of Lake Metroparks, referred to it as an “exceptionally exciting vision” that “creates opportunities for the private sector to link arms with the public sector, embracing the north coast of Ohio.”

Paging through the 47-page plan presents a breathtaking panorama of views of the natural beauty that is our shoreline. Allen indicated that applications will be made for state and federal grants to help implement the plan. The entire package could cost \$70 million, he said.

“Bright minds will solve our lakefront problems,” he said. State and federal officials who study the proposal cannot help

# Metroparks given update on coastal plan

by L. Frischkorn

Writer NEW'S HERALD 5/13/05

Lake County's Coastal Management sets an ambitious goal for development along a 27-mile coastline, chiefly as it relates to recreational opportunities.

A stakeholder in the 51-page plan, Metroparks heard a presentation by the Lake County Planning Commission.

The parks system contributed \$3,000 toward the \$90,000 study and its final report.

Developed by a committee comprised of public, private, civic and governmental agencies, the plan is designed as a comprehensive strategy for the county's coastline and additional development.

David A. Noble, Lake Metroparks' Executive Director, said the plan is an "exceptionally exciting vision."

## Document sets goals for Lake County's shoreline

"And it literally creates opportunities for the private sector to link arms with the public sector, embracing the north coast of Ohio," Noble said.

"To me this further defines the opportunities which could be made available to Lake County residents, residents of Northeast Ohio and visitors from outside the region."

Speaking Wednesday were Jason Boyd, senior planner for the Lake County Planning Commission, and Harry Allen, the report's committee chairman, who is president of Mentor-based Great Lakes Power.

The report's specific goals are to:

- Provide a record of existing coastal conditions along the Lake County shoreline, to serve as a benchmark
- Identify existing land-use patterns and location of potential land-use oppor-

tunities for improved shoreline use and access for Lake County residents and visitors

- Identify potential technical solutions for protecting shoreline properties, beaches, bluffs and harbors
- Address the feasibility of several potential project areas

■ Discuss strategies for potential projects and list potential funding sources

"For the next six months, we will continue with our public outreach," Boyd said. "And then, we will attempt to develop a partnership with one of our local colleges to look at the potential economic return of these waterfront investments."

"We would hope that this additional study will provide economic data on property values, jobs and potential tourism."

Some local officials will tour a success-

ful lakefront development project in Racine, Wis., in an effort to determine whether a similar goal is achievable in Lake County, Boyd said.

"Our projects — depending on whether dollars become available — are feasible. As part of our study, we addressed that issue," Boyd said.

Allen said the committee would like its total package in place by the end of the year to present to state and federal officials as a means to apply for grants during fiscal year 2006.

The price tag for the entire modular-style package could be around \$70 million, Allen said.

"Bright minds will solve our lakefront problems," he said

The 51-page document is available online through the Lake County Planning Commission's Web page at [www.lake-countyohio.org/planning](http://www.lake-countyohio.org/planning).

# 'Shoreline study awaits final approval

**Tentative plans would cost, but could bring some bigger rewards**  
TRINIE 3/25/05  
by MARIAN MCMAHON

**LAKE COUNTY** - In 2001, the Lake County Planning Commission began studying ways to make better use of the lakeshore for recreational purposes.

"Our office is responsible for planning for the townships, which are all east," said Jason Boyd, chief planner for the Lake County Coastal Plan Committee. "We started planning and talking. We went to

each community and formed advisory committees. We looked at parks and boat launches. Harry Allen (North Perry committee member) became extremely active."

The committee met monthly discussing land uses. Boyd said Allen suggested looking at the water and Boyd went to Racine (Wisconsin) to see how they changed their community by making use of their location on the water. He said Racine invested \$30 million and had \$140 million reinvested back into the community. Boyd said people might have sticker shock; they would get increased park usage by people who would also be likely

to eat, shop and buy gas in the area. "ODNR awarded a grant for \$60,000 to look at the shoreline," Boyd said.

At first, the committee focused on the lakelront in the communities to the east, Boyd said. ODNR asked if they wanted to complete a study from Fairport to Willowick in the west - looking at things like existing conditions, erosion and the boating climate.

"In 2002, Harry said we should take it to the next level and combine the groups," Boyd said. "So, we formed the Lake County Coastal Plan Committee. There were about 30 people, all appoin-

tee. Ideas for the Lake Erie shoreline in Lake County were proposed and put together into a tentative plan. They discussed how different areas of the coastline could be enhanced, and also put together a proposal for the communities."

"Phase 4 was the development plan," Boyd said. "We knew we needed \$90,000 for a study."

At that point, the committee decided to seek one-third of the money from the communities, one-third from nonprofit organizations and one-third from private businesses.

◆ See STUDY on Page A5

## STUDY

.....From Page A1

Boyd said Racine received a \$2 million donation from a business.

The Cleveland Foundation donated \$25,000 to start, and Boyd and Allen talked to the communities and businesses to seek donations from them. Once the money was raised, it was time to choose a firm to do the study.

"We talked to 15 engineering firms and finally hired JJR of Wisconsin to do the feasibility study," Boyd said. "They started last June. We took them on a countywide tour of the shoreline. There were elected officials to tell them about the areas, and Laketrans provided a bus. They told them about the areas."

The areas of focus in the study are the Chagrin River, Mentor-on-the-Lake, Mentor Harbor, Fairport Harbor, Perry Township Park, North Perry

Park, Madison's Stanton Park and Madison Township Park at Hubbard Road.

Boyd said the overall vision includes protecting the lakelront from erosion, and creating a protected passage for boaters and kayakers.

"Our job was to provide alternatives and get people talking," Boyd said.

After studying the lakelront, JJR prepared a feasibility study, which is in the hands of the Lake County Coastal Plan Committee. It was to be approved Feb. 23.

If the study was approved, it would only be the next step in the process. Communities would still have to decide if they wished to proceed with the plans for their particular area; engineering studies would need to be done, and a plan to raise the funds for the projects would need to be developed.

# Master lakeshore plan gets high marks

■ Tour offers officials glimpse of strategy for use of area's shoreline

**Jeffrey L. Fitschkorn**  
Staff Writer *NEWS HERALD 6/25/04*

It was a day at the beach Thursday for 25 to 30 local and state officials.

But the participants in the Lake County Coastal Plan Committee were not sunbathing or tossing around a beach ball.

And about the only picnic meal they enjoyed was a provided box lunch as they spent the day visiting six sites along Lake County's 27-mile Lake Erie coastline.

The purpose of the tour was to familiarize the officials with a still-developing strategic plan for the residential, commercial, recreational and environmental use

and future of the shoreline.

Joining the committee were the two top partners in Madison-Wis.-based JJR Smith Group, a civil engineering consulting firm.

JJR will assist the committee in formulating the strategic plan.

So far, the consulting firm, as well as officials with the Ohio Department of Natural Resources, are pleased with how the Lake County group has managed to bundle nearly all of the impacted communities into one team.

"We're just kicking off with our work, but our first impression is, 'spectacular,'" said Eduard J. Freer, one of the JJR firm's principal partners.

"We're very pleased with the cooperation that we've seen. It is obvious there is a commitment here, and we cannot underscore enough how important this is for the project to succeed," Freer said.

That project entails provisions for five priorities. These range from providing a safe small-boat refuge for the Madison-Perry area, to erosion control off Mentor-on-the-Lake and Lake Metroparks' Painesville Township park, to the consideration of building an offshore breakwater protection system across the face of the county's entire Lake Erie shoreline.

"We're trying to focus on the five priorities, and everyone's so far has been blown away by JJR's credentials," said Harry Allen Jr., chairman of the Lake County group and the chief executive officer and president of Mentor-based Great Lakes Power Products.

Participating in the tour as a stakeholder was the Ohio Department of Natural Resources' Office of Coastal Management, headquartered in Sandusky. The office has so far contributed

\$25,000 to the development of the strategic plan and may ante up even more funding, says the office's chief, David Mackey. "Our office is really excited by what we're seeing," Mackey said.

"We'll be looking to see what ways we can contribute and what more we can do to help. We may also comment on the plan as it progresses, and we hope to contribute in a positive way," Mackey said.

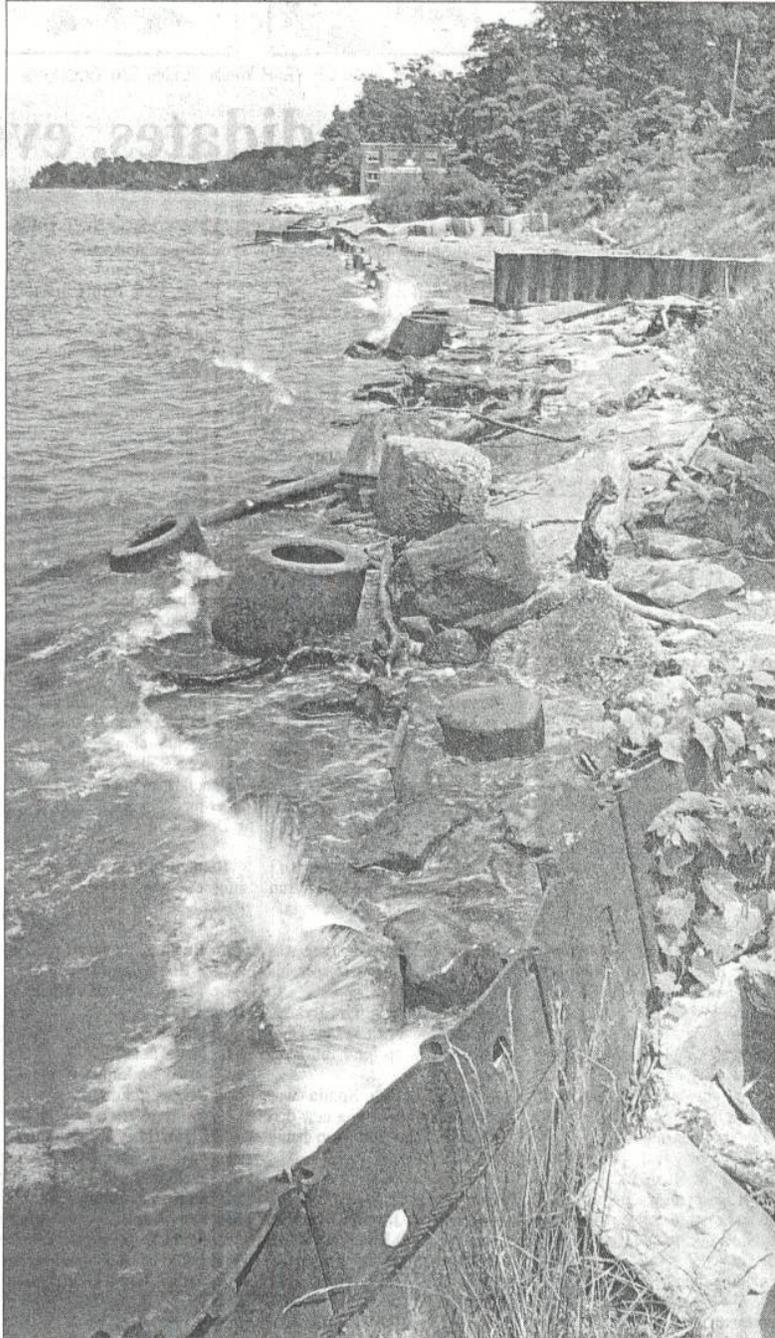
Darrell Webster, director of the Lake County Planning Commission, said the plan's final nail should go into place this autumn, after which the local officials from communities along the lakeshore have an opportunity to present their thoughts as well.

"We've seen good acceptance of the recommendations we've made so far," Webster said.

# Improving the shore

Behind-the-scenes efforts get boost

NEWS HERALD 5/23/04



News-Herald file photo

**Regardless of the results of the study, at some point "serious political cooperation will be needed" to bring plans to fruition.**

Jason Boyd  
Senior planner for the Lake County Planning Commission

**D**reams can become reality, and there might be one in the making right here in River City. Or more precisely, Lake County.

The award last week of a \$17,000 grant from the Ohio Department of Natural Resources will enable the county to progress in what has been a mostly behind-the-scenes effort to enhance the Lake Erie shoreline.

Harry L. Allen, Jr., president of Mentor-based Great Lake Power Products, Inc., heads the Lake County Coastal Plan Committee (LCCPC) and is credited with stimulating interest in a shoreline vision that would include campsites, piers, ice skating, hiking trails and better opportunities for boaters.

Redevelopment of Fairport Harbor's portion of the 27-mile Lake Erie coastline would be the centerpiece of the plan, which has been in conceptual stages since 1999. This might involve a large-scale marina with public and private full-service docks; an improved public boat launch facility in a calm-water harbor; hotels; entertainment; a cultural and civic center; residential opportunities and a multi-purpose trail system connecting parks and green space.

LCCPC also has targeted three other areas for front-burner attention. The committee envisions:

- A harbor or harbors of refuge to ensure boater safety near Madison and Perry.

- Breakwater or barrier protection with sand bypass systems for inlets at the Chagrin River and Mentor Lagoons Harbor.

- Offshore erosion control structures at Painesville Township Park and Mentor-on-the-Lake.

Obviously this would make the county more of a tourist attraction. The economic development possibilities are also significant.

The plan will take a significant step forward next month when a consultant, Smith Group J Jr from Madison, Wis., begins work on a \$90,000 feasibility study that should lead to a master plan.

The study comes at the same time Cleveland is putting an emphasis on enhancing its lake-front. In fact, the same consultant who is working with Lake County also is working with Cleveland.

Regardless of the results of the study, at some point "serious political cooperation will be needed" to bring plans to fruition, according to Jason Boyd, senior planner for the Lake County Planning Commission, under whose auspices LCCPC is working.

To that end, the commission was directed to research the issue of forming a countywide port authority to implement improvements.

There are some obstacles to

Assistant Lake County Prosecutor Patricia A. Nocero, existing port authorities in Grand River, Fairport Harbor, Mentor and Eastlake could not be included in a county entity. In fact, Mentor's formation of its own port authority last year was seen as a move to pre-empt its inclusion in a countywide entity.



Glenn Gilbert  
Executive Editor

However, existing port authorities could be dissolved.

"In the event that a countywide port authority is formed and existing port authorities are then dis-

solved, the political subdivisions dissolving the port authorities would have the authority to join the county port authority," Nocero said in a memo to the county Planning Commission.

A countywide port authority can be established by the county commissioners or by political subdivisions joining together. An issue that already has arisen concerns membership on such an authority's board of directors.

"In order for equitable representation to be given to all communities, every political subdivision would need to join in the creation of the county port authority," Nocero said.

If, on the other hand, county commissioners form the port authority, they would appoint the board. Commissioners are awaiting a recommendation on the matter from the Planning Commission, according to county Commission President Daniel P. Troy.

"I'm 100 percent in favor of what Harry Allen is doing," said Fairport Harbor Mayor Frank Sarosy. "A force is better than just one or two. Let's all work as a team."

Sarosy said his immediate concern is dredging, urgently needed to maintain current facilities and the specific target of the ODNR money.

Sarosy noted that nothing precludes existing port authorities from working together, but none has any significant funding. A county port authority could levy a property tax with voter approval.

LCCPC has put together a video that examines what could be done on the shoreline. It includes a study of efforts in Racine, Wis., Lake Forest and Winthrop Harbor in Illinois.

Groups interested in a presentation can call Jason Boyd at 350-2740.

# Trustees grant \$2,500 to Lake County study

By TERESA MILANESE

4/21/09

For The Star Beacon

MADISON TOWNSHIP - The township trustees unanimously approved a \$2,500 grant to the Lake County Coastal Plan Committee. The grant will help fund a \$90,000 feasibility study to determine if Lake Erie's Coastline could be an area of recreational and economic opportunity for area residents.

LCCPC Chairman Harry Allen and Lake County Planning Commission Senior Planner Jason Boyd requested the \$2,500 grant from the trustees during an April 13 public meeting.

The LCCPC is a sub-committee of the Lake County Planning Commission. For three years the group has worked with the county planning commission and met with leaders from all the shoreline communities, as well as with US Rep Steve LaTourette (R-Madison). In 2002 the LCCPC completed the Eastern Lake County Coastal Comprehensive Plan.

The group's objective is to promote their development plan for the coast in a way that would benefit all area residents. Their plan includes creation of a safe harbor or harbors of refuge near the communities of Perry and Madison; breakwater or barrier protection with sand bypass systems for the inlets at the Chagrin River and Mentor

Lagoons Harbor; re-development of Fairport Harbor; and offshore erosion control at Painesville Township Park and Mentor on the Lake.

The group hopes to model other Great Lake waterfront communities which have successfully developed in recent years.

Allen told trustees how Racine, Wisconsin invested \$28 million in their lakelakefront and their return, so far, has been more than \$170 million.

Several township residents asked Allen how a coastal development plan would be funded, if it would require a levy, and how much it would cost landowners in the community.

"Nothing comes free. There's no free lunch," Allen said.

Allen explained the three-prong approach the LCCPC is taking to acquire funding: through private, public and non-profit entities. In addition to Madison Township, several other Lake County communities such as Willoughby, Fairport Harbor and Perry have committed to finance the feasibility study. The Cleveland Foundation provided the LCCPC with a \$25,000 grant.

Allen, a Perry lakelakefront property owner, has a vested interest in the LCCPC.

"I grew up to love Lake Erie," he said.

The LCCPC hopes to have the feasibility study completed in November.

# Shoreline study results expected by late fall

■ Lake County looks into development of 27 miles of land along Lake Erie

NEWS HERALD  
Clifford Anthony 1/10/04  
Staff Writer

By late fall, Lake County residents will have an idea about the recreational and economic development potential for the county's 27-mile shoreline on Lake Erie.

Providing the answer will be the Lake County Coastal Plan Committee, formed in 2002 to promote recreational and economic developments along Lake Erie in the county.

The committee soon will hire an engineering firm to conduct a feasibility study, said Harry L. Allen Jr., the committee's chairman.

The firm is expected to present its findings by late fall, Allen said Friday at the Lake County Development Council Inc.'s monthly luncheon meeting at Dino's Restaurant in Willoughby.

The committee had mobilized \$90,000 from private and public sectors for the study, said Allen, the president of Great Lakes Power Products in Mentor.

He envisions the county's coastal line emerging as "a center

for recreation, tourism, cultural and ecological adventures."

His plan calls for expanding Fairport Harbor with a breakwall and slip development for more than 1,000 boats, hotels, a convention center, resort, aqua center, educational institute, restaurants, bicycle walkway, expanded picnic areas and beach.

Also envisioned are:

■ Four fishing and observation piers, two each on the east and west of the Grand River.

■ A waterway for all craft throughout the year between Chagrin River and Geneva.

■ Breakwater or barrier protection with sand bypass systems for inlets between the Grand River and the Mentor Lagoons.

■ Offshore erosion control.

■ Harbors of refuge near Madison and Perry villages.

Allen said these are some of his dreams, which could change subject to the study findings.

It will show the type of projects and their cost to tap the development opportunities available in Lake County.

"The options are limitless," he said.

The project will have a significant economic impact, said Darrell C. Webster, director of Lake County Planning Commission.

"It'll have a trickle-down effect," Webster said. "It'll attract

other developments. It'll be a catalyst for creating opportunities in other cities in Lake County."

To drive its point home, the committee showed a video of the impact of such developments in Chicago and in Racine, Wis.

Racine spent \$25 million for its coastal development, which generated about \$100 million in investments in related projects from the private sector, said Jason W. Boyd, the commission's senior planner.

The development won't affect the environment and the ecology, Boyd said.

The project maximizes the benefit for Lake County residents, said Ron Traub, the Mentor community development director who is a committee member.

"The access to the beach and the waterfront will provide respite from the suburban environment," Traub said.

# rie coastal plan underway

Library, old the Friends of Lake waterfront communit- ties, which have turned their (Lake County Plan Committee) and for the coastline of only LCCPC, a sub-commit- Lake County Plan- mission, has been out a proposal for Erie shoreline for years. The group guide Lake County

in emulating other Great Lake waterfront communit- ties, which have turned their revenue producing locales. According to a video presen- tation created by the LCCPC, these communities include Lake Forest, Ill., Winthrop Harbor, Ill., and Racine, Wis. Boyd stressed the impor- tance for all Lake County shoreline communities to work together so public fund-

ing for the plan, through grants, could be obtained more easily. Boyd said sev- eral communities, including Madison Township, Perry, Fairport Harbor and Willoughby, have committed to supporting the LCCPC's efforts. Last April, Madison Township Trustees granted the group \$2,500 toward con- ducting a feasibility study and developing a plan.

"It would be best if we can bring a plan to the table from the county-wide level," Boyd said. Boyd said representatives from an entire county would have better luck than an indi- vidual municipality when approaching a congressman, or other officials, for public funding. The LCCPC is also working to secure grants from private sources for their project.

Currently, the group has engaged a consulting firm from Madison, Wis., to conduct a coastal feasibility study, which will be completed this fall. A representative from the consulting firm met with township officials and LCCPC members at Stanton Park two weeks ago.

Township Administrator Larry Advey said the meeting was basically for review of the park layout and to deter-

## Plan

From Page 1

mine some potential improvements.

Boyd described Madison's involvement in the coastal plan to the Friends of Arcola members.

"Our Madison Township priority is Stanton Park. The shoreline is in dire need of some type of protection and slope stabilization," Boyd said.

Boyd stressed the importance of a comprehensive plan for shoreline erosion protection and development, rather than Band-Aid improvements.

"What they do at Township Park has a direct effect, erosion-wise, at Stanton Park. If we're going into Stanton Park to fix what needs to be fixed in the proper format, it's going to cost some big bucks that the township probably doesn't have right now. I know they do have some dollars left over for the park acquisition but I'm not sure what they're going to do with it," Boyd

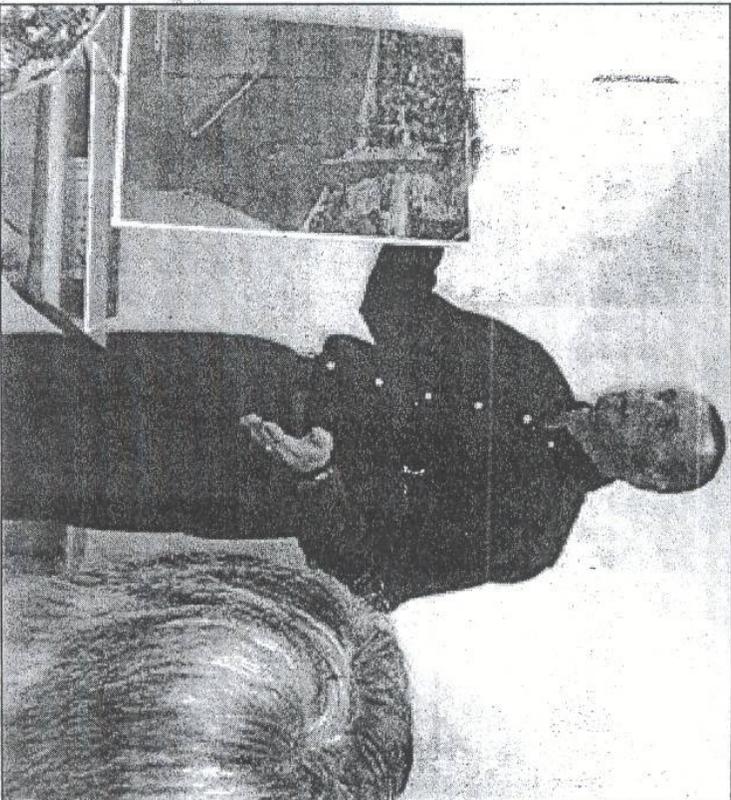
said. He estimated proper erosion control measures at Stanton Park could cost at least several million dollars.

Long-time Friends of Arcola Creek member and former Lake County Planner James Barchok has been involved with the LCCPC since its beginning. Barchok told Friends of Arcola Creek members his original estimate, to create a plan and implement improvements to the Lake County shoreline, was \$400 to \$500 million.

"It sounds like a lot but it would be divided up between the communities," Barchok said.

The LCCPC's plan contains benefits to all the shoreline communities, including creation of safe harbors in Madison and Perry and re-development of Fairport Harbor.

Although the LCCPC has moved forward with their project, Boyd stressed the plan could take a long time. "This is a long-term plan. It may not happen for 20 to 25 years," Boyd said.



JASON BOYD, senior planner with the Lake County Planning Commission, addressed the Friends of Arcola Creek June 28. Boyd made a presentation about the Lake County Coastal Planning Committee and its current endeavors to improve the Lake Erie coastline.

TERESA MILANESE