

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

February 7, 2017
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Rick Gorjup, Vice Chairman
Andrew Lingenfelter
Morgan McIntosh
Frank Schindler
Gerard Morgan, Alternate

Also Present:

Heather Freeman, Zoning Director/Zoning
Inspector
Sydney Martis, Planner/Assistant Zoning Inspector

Melton Reporting
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(440) 946-1350

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7:00 p.m.

VICE CHAIR GORJUP: Good evening. I would like to call the Concord Township Zoning Commission meeting of Tuesday, February 7, 2017, to order. With us tonight on the panel is Gerry Morgan, Frank Schindler, Andy Lingenfelter, Morgan McIntosh and myself, Rick Gorjup.

On the agenda tonight starting off is Amended Site Plan review for SPR Number 0216 for Mr. Scott Bickley, of OHM Advisors, for the Concord Retail Center, which includes Discount Drug Mart and other retail and warehouse space, located at 8023 Crile Road. I believe we have someone from the company. Harry?

MR. GILTZ: Yes.

VICE CHAIR GORJUP: Please come on up.

MR. GILTZ: I am back again.

VICE CHAIR GORJUP: You are back. Name and address?

MR. GILTZ: Harry Giltz, 4835 Munson Street, Canton, Ohio. I apologize. Scott was not able to attend to answer some questions. This is a site plan that really has very little modifications from what you have seen previously. The biggest one was a recommendation after we were approved previously. The County came back and had a recommendation as it relates to the curb cut which, as it's shown here, is pretty much in the exact same configuration although now it allows for a cross-access easement to the property to the south of us. And that had -- That's, in my mind, the most significant difference that has happened as it relates to the plan you are looking at now.

VICE CHAIR GORJUP: And you were able to get the owner --

1 MR. GILTZ: Correct.

2 VICE CHAIR GORJUP: And yourself?

3 MR. GILTZ: We both entered into a cross-access
4 agreement that we both can share common drives. And so tonight
5 what I am asking for is just your reapproval of the site plan
6 that you are seeing here tonight. If you have any questions,
7 to the best of my ability, I can answer them. Heather may be a
8 little bit more familiar with some of the changes because I
9 know she worked directly with Scott and her staff report, I saw
10 back-and-forth emails coming back that she had sent and she
11 provided me with today here, also.

12 VICE CHAIR GORJUP: I know we were all given a staff
13 report which included the recommendations from the staff which
14 seem to be a little lengthy but I believe you are aware of
15 that.

16 MR. GILTZ: That's correct.

17 VICE CHAIR GORJUP: And, if nothing else, I would
18 like to go through them just to read them for the record.

19 MR. GILTZ: Sure.

20 VICE CHAIR GORJUP: And if there's any questions or
21 things that you would like to bring up, we can go ahead.

22 Number 1: Proof of approval from the Lake County
23 Engineer for the traffic study, turn lane and drive locations
24 shall be provided prior to the issuance of a zoning permit.

25 Number 2: Any future conversion of warehouse use to
26 some other use may be required to provide a traffic study for
27 review and approval.

28 MR. GILTZ: That's correct.

29 VICE CHAIR GORJUP: That would include that third
30 lane --

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MR. GILTZ: That's correct.

VICE CHAIR GORJUP: -- on Crile?

MR. GILTZ: Correct.

VICE CHAIR GORJUP: Okay. Parcels 08-A-020-0-00-009-0, 08-A-020-0-00-025-0, and 08-A-012-0-00-038 shall be combined into one prior to the Zoning Inspector issuing zoning permit. Proof of consolidation shall be provided to the Township.

MR. GILTZ: Correct.

VICE CHAIR GORJUP: That's more of a formality?

MR. GILTZ: Yes. The current property that you see there has three separate parcels and it's a consolidation plat that we would be submitting. We have no issues with that.

VICE CHAIR GORJUP: And as I go through these, if anybody on the Board has any questions or comments, please bring them up.

Sheet C4: Update parking space requirements.
Required: Drug Mart parking count (1 per 250 square foot): 116; Retail parking count (1 per 250 square foot): and 39; Warehouse parking count (1 per 1,000 square feet): 18; and total spaces: 173 required and 268 provided.

MR. GILTZ: Correct.

VICE CHAIR GORJUP: Okay.

MR. GILTZ: We are in excess of it right now.

VICE CHAIR GORJUP: Okay.

Sheet L-1: Landscape plan provided is 1 per 40; however, it would be preferable that the plan be scaled at 1 per 20 or 1 per 30 ratio in order to accurately depict the landscape.

I know there was some question on making it a little

1 bit easier to read, bigger, and as far as what's on the layout
2 because it looks like there was some duplication.

3 Show locations for light poles and fire hydrants on
4 the landscape plan in order to coordinate landscaping. Several
5 interior parking lot islands have light poles (See Sheet ES1.1)
6 and trees proposed in the same location. Update lighting plan
7 if any changes are required.

8 MR. GILTZ: Correct.

9 VICE CHAIR GORJUP: Okay.

10 The plans coded "EU AL," "BE TH," and "VI MI" appear
11 on the Ohio Department of Natural Resources' list of invasive
12 species. Per Section 38.12, the Applicant is to ensure the
13 required landscape materials are not included on this list.
14 These plants need to be removed and replaced with non-invasive
15 landscaping materials.

16 MR. GILTZ: Actually, I was surprised, actually, that
17 how that got missed, to be honest with you. But, yeah, we have
18 no problem with eliminating those.

19 VICE CHAIR GORJUP: Nothing is a hundred percent.

20 MR. GILTZ: No. I just didn't see --

21 VICE CHAIR GORJUP: But if it's an easy change, not a
22 problem.

23 MR. GILTZ: I think that's an easy change.

24 VICE CHAIR GORJUP: The sea green junipers shown as
25 the required perimeter screening will not effectively conceal
26 parking areas and the interior driveway. Screening needs to
27 provide visual separation from adjoining properties.
28 Suggestions that may provide sufficient screening include
29 placing five shrubs randomly staggered every 35 feet of side
30 yard to break up hedges and placing one tree every 35 feet of

1 side yard to break up the hedge.

2 MR. GILTZ: Yeah.

3 VICE CHAIR GORJUP: The transformer and generator
4 shall be screened on all sides per Section 38.08. No screening
5 is provided on the north side.

6 MR. GILTZ: Okay.

7 VICE CHAIR GORJUP: Further clarification is needed
8 to -- as if the parking lot islands contain turf. See Section
9 38.05(F), which requires the interior parking lot islands, in
10 addition to the trees provided, to be vegetated with grass or
11 similar low-level plant material not to exceed 2 feet in
12 height.

13 MR. GILTZ: Okay.

14 VICE CHAIR GORJUP: Revise the landscaping behind the
15 building within the 5 foot planting areas to include taller
16 vegetation, as this will help break up the blank walls.

17 MR. GILTZ: Okay.

18 VICE CHAIR GORJUP: Landscape shrubs could be added
19 to help soften the building and screen parked vehicles by
20 adding shrubs on the northwest corner of the building along the
21 pavement between the two parking areas and along the pavement
22 to the rear of the building just east of the handicapped
23 spaces.

24 MR. GILTZ: Okay.

25 VICE CHAIR GORJUP: As stated in Section 38.03(C),
26 any landscape or screening material approved on this site plan
27 that dies or is destroyed shall be replaced within 60 days.

28 MR. GILTZ: Okay.

29 VICE CHAIR GORJUP: All service structures, included
30 but not limited to dumpsters, generators, and mechanicals that

1 are ground based, including those not currently represented,
2 shall be screened per Section 38.08.

3 MR. GILTZ: Okay.

4 VICE CHAIR GORJUP: And the project shall comply with
5 any requirements of the Lake County Department of Utilities and
6 the project shall comply with the Concord Township Fire
7 Department requirements. The project shall comply with the
8 City of Painesville Water Department's requirements. The
9 project shall comply with the Lake County Soil and Water
10 Conservation District's requirements. And last but not least,
11 the project shall apply with the County Lake Engineer and
12 Stormwater Management Department's requirements.

13 MR. GILTZ: Okay.

14 VICE CHAIR GORJUP: So there isn't any issues with
15 anything?

16 MR. GILTZ: No. And I am assuming Scott had reviewed
17 these. He indicated to me he didn't have any issues with the
18 staff recommendations.

19 VICE CHAIR GORJUP: The majority of it was
20 landscaping with small lighting issues and all as far as what
21 was needed.

22 MR. GILTZ: Correct. I mean, the landscaping -- In
23 fact, I actually thought we had submitted a previous drawing on
24 the landscaping the first go-round and I don't think it had
25 this much review on it. That was -- No?

26 MS. FREEMAN: Not as much, right.

27 VICE CHAIR GORJUP: Was it in not as much detail on
28 the first one?

29 MS. FREEMAN: The original approvals on the landscape
30 plan didn't go into as much. Some of these items were

1 overlooked on the original approval. So lucky we have you back
2 here to get it right. But I would like to say, on behalf of,
3 you know, we did get an updated landscape plan today from the
4 engineer on the project. We looked at it on the small size
5 sheet and it appears like everything is going to comply.
6 However, we are still recommending that you just leave that as
7 part of a conditional approval this evening until we get a
8 chance to look at the full size sheets that were also delivered
9 late this afternoon. So we've already -- They have, pretty
10 much, already changed everything related to the landscaping.

11 VICE CHAIR GORJUP: Very good. Do you have any other
12 questions?

13 MR. GILTZ: No.

14 VICE CHAIR GORJUP: Anybody else have any questions
15 or comments?

16 MR. McINTOSH: I just -- Can you run through what are
17 the, what's the -- I know last time we saw this, I saw there
18 was a change that went from office and warehouse or office to
19 just warehouse. What is the overall impact of the change of
20 the building from the standpoint of what's going in there?

21 MR. GILTZ: The warehouse is, I want to say, if you
22 are familiar with the building --

23 MR. McINTOSH: No.

24 MR. GILTZ: Drug Mart, as you are looking from Crile
25 Road, is going to be on the right-hand side and there is a long
26 warehouse in the back.

27 VICE CHAIR GORJUP: That's the existing building
28 today.

29 MR. GILTZ: It's existing today as a warehouse. And
30 so through the time that we've been involved with the project,

1 there is really no visibility to Crile Road. And, in reality,
2 I don't feel we see that being much of a retail or an office.
3 It may remain more in a configuration where there may be a
4 small office and a warehouse behind it or -- that they utilize
5 it as somewhat of a storage facility for themselves, that if
6 you are doing a business and you're having product delivered
7 back in -- I think that may be the use. But --

8 MR. McINTOSH: So there is no more additional retail?

9 MR. GILTZ: No, nothing additional.

10 MR. McINTOSH: It's just Drug Mart. And so the
11 additional retail got, in these changes, got pushed out?

12 MR. GILTZ: That's correct. It was contemplated that
13 back area was going to be somewhat of a flex area, whether or
14 not it is office, whether or not a retailer would take more
15 space than what we have currently slated. We have, I think, 80
16 foot depth retail set there.

17 VICE CHAIR GORJUP: Right.

18 MR. GILTZ: Then if somebody came along who was a
19 bigger, kind of, like a co-anchor to Drug Mart --

20 MR. McINTOSH: Right.

21 MR. GILTZ: -- we had the ability to expand.

22 MR. McINTOSH: And they could have frontage space
23 there to put a retail front on it as well?

24 MR. GILTZ: Under that --

25 MR. McINTOSH: That's an option.

26 MR. GILTZ: That's correct. So under the scenario
27 that if somebody came in and said they wanted to build a single
28 15,000 square foot building, right now, we have the ability to
29 adapt the space and put them in there. We would have to come
30 back here and say we need to make sure the parking complies.

1 MR. McINTOSH: Right.

2 MR. GILTZ: We haven't had that tenant, in the past
3 year, express interest in that type of square footage.

4 MR. McINTOSH: So it is kind of up in the air what
5 that's going to turn into?

6 MR. GILTZ: Yeah. As construction goes and Drug Mart
7 takes shape, it may happen and we may be back here asking for a
8 traffic study as it relates to adding more retail to expand
9 into that area.

10 VICE CHAIR GORJUP: As far as breaking ground, when,
11 if all goes well?

12 MR. GILTZ: We would like to start the asbestos
13 abatement immediately on the one area so that we can -- The
14 right side of the building gets demoed and there was some
15 asbestos that was in the drywall plaster that we need to
16 remove. We would like to start that almost immediately and
17 then go into the demo. Obviously, there is certain things we
18 still have to do but that's what -- We would like to really be
19 breaking ground for spring.

20 VICE CHAIR GORJUP: If you were to guess at opening,
21 just --

22 MR. GILTZ: October.

23 VICE CHAIR GORJUP: October, okay.

24 MR. GILTZ: Right in that target area.

25 VICE CHAIR GORJUP: And what similar stores now would
26 that go after, which prototype or what are you using?

27 MR. GILTZ: They have a new prototype. They built
28 two of them in Medina, one of them is on Route 18, one is on
29 Route 3. It's a new store.

30 VICE CHAIR GORJUP: They closed the one on 18 and

1 moved up.

2 MR. GILTZ: No, still have it.

3 VICE CHAIR GORJUP: Okay.

4 MR. GILTZ: It's a brand new freestanding one as you
5 head closer to the square of town.

6 VICE CHAIR GORJUP: Okay.

7 MR. GILTZ: That's a beautiful store but it's a
8 larger footprint, allows them to have more produce. They now
9 have a Minute Clinic attached to it. So they're offering more
10 with their stores. I mean, to give you some perspective, CVS
11 or Walgreens is between 12 and 14 thousand square feet.

12 VICE CHAIR GORJUP: Okay.

13 MS. FREEMAN: Excuse me, Mr. Chairman.

14 VICE CHAIR GORJUP: Yes?

15 MS. FREEMAN: Can I clarify one thing when Morgan was
16 asking about the use of the existing part of the building?
17 Now, the warehouse is in the back of the existing building.
18 You are still doing, like, about 9,000 square feet retail in
19 the front.

20 MR. GILTZ: Correct, that's correct.

21 MS. FREEMAN: So they are still going to have some
22 additional retail units in the front next to Drug Mart and then
23 the warehouse behind.

24 MR. GILTZ: Right.

25 MR. McINTOSH: So one of the retailers can push
26 further through, okay. I got you. So the front, so across the
27 whole front of the building, you are going to have Drug Mart on
28 the right and one to two retail spots up front and the
29 warehouse behind.

30 MR. GILTZ: Well, right now, it is suggested as about

1 9,000 square feet. That could be potentially five, you know --

2 VICE CHAIR GORJUP: Small.

3 MR. GILTZ: -- tenants, 1,500 square feet.

4 MR. McINTOSH: So those slots remain and then --

5 MR. GILTZ: That's correct.

6 MR. McINTOSH: Okay. So the whole forward facing of

7 it is going to be retail.

8 MR. GILTZ: That's correct.

9 VICE CHAIR GORJUP: Nothing else?

10 MR. GILTZ: No.

11 VICE CHAIR GORJUP: Thank you very much.

12 MR. GILTZ: Thank you. Appreciate it.

13 VICE CHAIR GORJUP: Appreciate you coming tonight.

14 Do we need a vote or considering --

15 MS. FREEMAN: Yes, you would do a, yes, a vote. Do

16 you want to make a motion?

17 MR. LINGENFELTER: We need a motion first in the

18 affirmative to vote.

19 MS. FREEMAN: Conditional approval.

20 MR. McINTOSH: Mr. Chairman, I move for a conditional

21 approval of, of this Site Plan Application Number 26.

22 VICE CHAIR GORJUP: Do I have a second?

23 MR. LINGENFELTER: I'll second.

24 VICE CHAIR GORJUP: All those in favor signify by

25 saying "aye."

26 (Five aye votes, no nay votes.)

27 MS. FREEMAN: Did you want to do a roll call?

28 MR. LINGENFELTER: We should.

29 VICE CHAIR GORJUP: Okay.

30 MS. FREEMAN: All right. I'll do roll call.

1 Mr. Schindler?

2 MR. SCHINDLER: Yes.

3 MS. FREEMAN: Mr. Lingenfelter?

4 MR. LINGENFELTER: Yes.

5 MS. FREEMAN: Mr. McIntosh?

6 MR. McINTOSH: Yes.

7 MS. FREEMAN: Mr. Morgan?

8 MR. MORGAN: Yes.

9 MS. FREEMAN: And Mr. Gorjup?

10 VICE CHAIR GORJUP: Yes.

11 MS. FREEMAN: And it passes 5-0.

12 MR. GILTZ: Thank you. I appreciate your help.

13 MR. LINGENFELTER: Yep. Thanks for coming in.

14 VICE CHAIR GORJUP: Next on the agenda, any
15 correspondence. I will start with Andy.

16 MR. LINGENFELTER: None.

17 VICE CHAIR GORJUP: Gerry?

18 MR. MORGAN: No.

19 VICE CHAIR GORJUP: Frank?

20 MR. SCHINDLER: None.

21 VICE CHAIR GORJUP: Morgan?

22 MR. McINTOSH: None.

23 VICE CHAIR GORJUP: None myself.

24 We need the approval of our December 6, 2016,
25 meeting. Do I have a motion?

26 MR. SCHINDLER: Mr. Chairman, so I move that we
27 accept the minutes of December 16th (sic.) as written.

28 MR. LINGENFELTER: I'll second.

29 VICE CHAIR GORJUP: All those in favor?

30 (Four aye votes, no nay votes, one abstention.)

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VICE CHAIR GORJUP: Passes. And with that, our next meeting is Tuesday, March 7th. Thank you very much. This meeting is adjourned.

(Whereupon, the meeting was concluded at 7:17 p.m.)

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STATE OF OHIO)
) CERTIFICATE
COUNTY OF CUYAHOGA)

I, Melinda A. Melton, Registered Professional Reporter, a notary public within and for the State of Ohio, duly commissioned and qualified, do hereby certify that, to the best of my ability, the foregoing proceeding extension reduced by me to stenotype shorthand, subsequently transcribed into typewritten manuscript; and that the foregoing is a true and accurate transcript of said proceedings so taken as aforesaid.

I do further certify that this proceeding took place at the time and place as specified in the foregoing caption and extension completed without adjournment.

I do further certify that I am not a friend, relative, or counsel for any party or otherwise interested in the outcome of these proceedings.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 27th day of February 2017.

Melinda A. Melton
Registered Professional Reporter
Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2018