

CONCORD TOWNSHIP ZONING COMMISSION  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

April 4, 2017  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Rich Peterson, Chairman  
Gerard Morgan  
Frank Schindler  
Hiram Reppert, Alternate  
Susan Germovsek, Alternate

Also Present:

Heather Freeman, Zoning Director/Zoning  
Inspector

**Melton Reporting**  
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1 7:00 p.m.

2 CHAIRMAN PETERSON: Good evening. I would like to  
3 call to order the Concord Township Zoning Commission meeting  
4 for Tuesday, April 4, 2017. Before we get into our agenda, I  
5 would like to introduce two new members of the Zoning  
6 Commission. First of all, to my right, Gerry Morgan, he will  
7 be on the Board here effective tonight. And then filling in  
8 tonight, Hiram Reppert, at the end, is going to be our new  
9 alternate. So both are new to the Commission and we welcome  
10 you.

11 MR. REPERT: Thank you. Glad to be here.

12 CHAIRMAN PETERSON: So moving on then, the first item  
13 on our agenda for tonight is something we do every April and  
14 that is the election of next year's chairman and vice chairman.  
15 And this is typically a rotation and the rotation, the normal  
16 rotation would be that Andy Lingenfelter would become the next  
17 chairman. And Andy is not here with us tonight but he has sent  
18 us an email saying that he is willing to serve in that  
19 capacity. And the vice chairman then would be Morgan McIntosh,  
20 and I believe that's true also for Morgan serving as vice  
21 chair.

22 So with that in mind, are there any objections to the  
23 normal rotation? Could I have a motion to word that  
24 accordingly?

25 MR. SCHINDLER: Mr. Chairman, I so move that we move  
26 and have Andy Lingenfelter as chair for this year and also, for  
27 vice chair, Morgan McIntosh.

28 CHAIRMAN PETERSON: Second on that?

29 MR. MORGAN: I would second that.

30 CHAIRMAN PETERSON: Thank you. We have a motion and

1 a second. All in favor say "aye." Opposed?

2 (Five aye votes, no nay votes.)

3 CHAIRMAN PETERSON: Okay. Moving on to Item 2 then  
4 of the agenda and that is a work session. This is a continuing  
5 work session for potential zoning amendments.

6 We have a handout here. Is there anything you would  
7 like to go through on this, Heather, in particular?

8 MS. FREEMAN: Good evening. This is very similar to  
9 the one that we has passed out to you last month. So I know  
10 last month we kind of ended the meeting where Board members,  
11 kind of, wanted to take a look at this a little bit more and  
12 look at the Concord Town Center Master Plan and then have a  
13 little bit more discussion about those and, kind of, do some  
14 question type answer things. And then, you know, we had the  
15 special meeting which a few of you were able to attend. Some  
16 weren't, so you weren't given that opportunity to do some  
17 additional questions.

18 So I was going to kind of leave this as a, if you  
19 have burning questions, you want to ask things, we can kind of  
20 go through certain areas. But I was going to, kind of, let you  
21 lead that discussion as you see necessary.

22 MR. SCHINDLER: Since, unfortunately for  
23 circumstances, I wasn't at that meeting that you had, can you  
24 briefly give us an overview of what transpired that night?

25 MS. FREEMAN: Sure.

26 MR. SCHINDLER: Any major input or anything like that  
27 that we should be made aware of.

28 MS. FREEMAN: Okay. All right. So as you know, we  
29 had the special meeting on the 28th of March and we had the  
30 consultants there from Risinger and they, kind of, picked up

1 from the other, the other special meeting we had in the fall in  
2 relationship to the Town Center Master Plan and really focused  
3 on their process and how they went through our existing  
4 Comprehensive Plan, the 2015 Comprehensive Plan Update, and  
5 went through that and, kind of, did a checklist comparing their  
6 Town Center Master Plan versus what we were saying in the  
7 adopted Comprehensive Plan Update from 2015 and went through  
8 that and looked at, are we meeting the benchmarks as far as the  
9 Town Center type development, like the standards, how you want  
10 it to feel, like the streetscapes, the building masses, the  
11 uses, and really went through our existing Comprehensive Plan  
12 making sure that it was meeting those objectives and goals.

13           And then they went to -- The next process that they  
14 did is they went through our Zoning Resolution and made some  
15 recommendations on how we could modify our existing text that  
16 we had in relationship to the Innovative Site PD Over -- PD and  
17 to make it a little bit more strong and get it where it would  
18 get the desired outcome that they're showing in the Town Center  
19 Master Plan.

20           So they briefly went, you know, went through those  
21 not into the very specific recommendation. They were towards  
22 the end, kind of, left that a little bit more open for  
23 questions.

24           They, kind of, briefly touched upon some of the case  
25 studies that they looked at but not too much because I know, at  
26 the first meeting, we already talked about those case studies.  
27 But some of the focus was on the housing because that was --  
28 seems to be one of the concerns from the Commission members,  
29 the density, the type of housing. I know in what they're  
30 finding now with the current demographics of the population is,

1 like, the empty-nesters and the millennials are looking for  
2 very similar housing types, they're looking to downsize,  
3 they're looking for the walkable communities, and that's one  
4 option that we don't really have here in Concord to offer  
5 folks.

6 We have a lot of great single-family homes, housing  
7 stock, some condo-type developments. There is just this -- We  
8 don't really offer very much of the condo, like the apartment  
9 style low maintenance living, living areas that the  
10 empty-nesters are looking for and the millennials.

11 Someone had asked at the meeting, what kind of  
12 population are we looking at, like, as far as an increase?  
13 Well, they didn't really look at a population projection based  
14 on the number of dwelling units but their plan was showing, in  
15 the Master Plan, showed between 170 and 230 dwelling units. So  
16 if you take maybe 2.5 or whatever the average household size,  
17 maybe around 500, 500 new residents, not even all new because  
18 some of the -- We may have people who already live in Concord  
19 just moving over there. But a population of roughly 500 people  
20 based on the concept Master Plan.

21 We talked about, like, parking within the Town  
22 Center. There is a lot -- There's some on-street parking  
23 options that we would like to see that would allow folks to  
24 quickly pull in and stop and frequent maybe a coffee shop or a  
25 restaurant and just quickly get in, get out. And then there is  
26 also the idea of, like, these parking decks would be probably  
27 necessary for the amount of commercial and office and retail  
28 development that could be built down there.

29 There is the idea of either below-grade parking or an  
30 above-grade parking garage. And the way we have the language

1 in the Zoning Resolution, if you are going to do something  
2 above grade, it would have to be designed to look like an  
3 adjacent building and be aesthetically pleasing, so there's  
4 some standards in there as it relates to that.

5 MR. SCHINDLER: Would that be, parking, would be for  
6 the residents also or strictly for the customers that might be  
7 patronizing the businesses, businesses in that --

8 CHAIRMAN PETERSON: Primarily, it was for the people  
9 that would come into the Town Center because it's physically  
10 located away from the housing.

11 MR. SCHINDLER: Okay.

12 CHAIRMAN PETERSON: So it wouldn't --

13 MS. FREEMAN: Not for the, not for the living units,  
14 no. That would be for like you said. It's not meant to be  
15 overnight parking or anything like that, no. So for, like, the  
16 townhouses that could be built, they're still required to have  
17 a two-car enclosed garage and two car parking spaces. The  
18 apartments, they have to have dedicated parking lots and  
19 parking spaces for those.

20 Near the town, near the mixed use center, that would  
21 be likely where you may see a parking deck that would be used  
22 for patrons of the center.

23 MR. SCHINDLER: Okay.

24 MS. FREEMAN: There are, I mean, there was a lot of  
25 time set aside for some questions. We had a few. I know,  
26 Rich, you brought up, you ask some of Andy's questions as far  
27 as the traffic concerns and whether or not we have adequate  
28 infrastructure to support that additional type of development  
29 here in Concord. As part of any application from any developer  
30 to put in a planned development, they would be required to do a

1 traffic impact study. So part of that would show whether or  
2 not additional turn lanes would be required or any other  
3 roadway improvements.

4 Obviously, if it's on a county road, then the county  
5 would probably assess that developer to make sure, or require  
6 them to build that additional infrastructure if it was needed.  
7 And that's, typically, that's up to the developer to provide  
8 that based off of those traffic studies.

9 CHAIRMAN PETERSON: And the Trustees, too, really  
10 wanted to point out that this was sort of for our benefit  
11 because the RFP, the first RFP, I believe, is going out in May  
12 for a developer and there will be one or, possibly, multiple  
13 developers and all of these plans are going to have to, at some  
14 point in time, come before us. And so the Trustees wanted us  
15 to have a vision for what we want this to look like down the  
16 road.

17 And I think it was Chris Galloway that brought up  
18 that we -- Auburn Road is going to develop. It is going to  
19 develop over time. And we can either let it develop like Vine  
20 Street or we can plan it so that it comes out the way we would  
21 like it to come out. So there was a lot of emphasis on us  
22 understanding the plan and how it's all going to come together  
23 for the benefit of Concord so that when we do have those  
24 proposals before us, we can be cohesive in our decision-making.

25 I think that's kind of how it was pointed out, wasn't  
26 it, Gerry?

27 MR. MORGAN: Yeah. I think the other thing that was  
28 pointed out was just that, you know, what we're looking at  
29 doing is setting it up so that, when a developer or somebody  
30 comes in and wants to do what's, kind of, planned or generally

1 what's planned, that it's already ready for them to go from  
2 that point rather than having to wait a year to get through the  
3 whole process of changing, you know, amending any zoning or  
4 getting a special PUD approved or anything like that.

5 MR. SCHINDLER: Would there be like a master  
6 developer that would actually oversee the whole thing or are we  
7 going to have a bunch of different developers doing their own  
8 thing and possibly not coordinating?

9 MS. FREEMAN: Well, there could be multiple  
10 developers. However, through the RFP process, a developer  
11 would have to submit a master plan for if it's --

12 MR. SCHINDLER: The whole thing, right?

13 MS. FREEMAN: It could be for the whole thing or it  
14 could be for a phase of it, so you could have a few different  
15 developers. I think with the RFP process, the goal is to have  
16 one master developer.

17 MR. SCHINDLER: Right.

18 MS. FREEMAN: And during that RFP process, the  
19 consultants and the town -- and there is going to be a task  
20 board that will work with the consultants and the  
21 administration of the Township to help, kind of, vet that  
22 developer, and they will be working on revising concept plans  
23 and studies and making sure that they're meeting, you know, the  
24 intent and goals of the district well before anything would  
25 ever come in front of the Zoning Commission. So, ideally, it  
26 would be in an acceptable format before it would even come in  
27 front of you for approval.

28 But then there is also this case that maybe, through  
29 this RFP process, we don't get a developer. So we are also  
30 looking at, looking at the text in that respect, too. So say

1 through this RFP we don't get a developer and we have it on the  
2 books. How do we ensure later on we are going to get the type  
3 of development we want to get. And one of the great things we  
4 have is that the Town Center Master Plan has been adopted  
5 because that's kind of, like, your go-to as far as if you are  
6 considering another planned developed. It is very specific in  
7 there the type of housing, the amount of residential versus the  
8 commercial and the mixes and the streetscapes. It's a great  
9 tool to show somebody, like, this is what we want, this is what  
10 we expect.

11 And that's what we are hearing from, you know -- The  
12 Trustees did an RFP back in 2015 right after we adopted the  
13 Innovative Site Plan Development text as a conditional use.  
14 They put out an RFP and they weren't getting anything from  
15 anybody because the feedback they were getting was, like,  
16 "Well, we don't really know what you want. It's a little  
17 unclear to us. We don't see the vision. We don't see the  
18 plan." All we had was the Comprehensive Plan at that point  
19 which has some rough layout of what the Town Center would be  
20 but there aren't any visualizations or anything like that.

21 So that's why the Trustees and the JEDD decided to go  
22 forward and do this, the Town Center Master Plan, to be able to  
23 show a potential developer, "This is what we want."

24 And then, also, the other comments they were hearing  
25 back from the initial RFP was, "You don't have enough density.  
26 There is not enough housing units over there to support the  
27 type of development that we are looking for." We know, with  
28 the current ISP text, we do allow some residential in there but  
29 it was limited to, I think, it's 8 dwelling units, no more than  
30 30 percent of the gross acreage. So I don't know how many

1 total units that -- maybe that was, like, it's got to be less  
2 than 100 that would have been permitted within the whole area  
3 over there.

4 So bumping it up between 170 and 230 additional  
5 dwelling units, based on the consultants's studies and looking  
6 at the other successful town center examples, that should be  
7 enough to support the amount of square footage of the retail  
8 uses and the office and the commercial spaces that they're  
9 envisioning that we could support over there.

10 So they did discuss, I thought, in pretty much,  
11 pretty good detail how they were going to do the RFP, too. I  
12 was pleasantly surprised that they were going to -- they shared  
13 all that information with you. So like Rich said, they're in  
14 the middle of drafting an RFP that they hope to release in May  
15 and that's, like, going to be about a three-month process from  
16 when they issue it to when they will potentially select a  
17 developer.

18 MR. SCHINDLER: That's when it will go out to the  
19 developers. Will we be seeing this first? Will we be able to  
20 see it as a Board?

21 MS. FREEMAN: Not like formally in front of the  
22 Zoning Commission, I don't think. I think it would be --

23 MR. SCHINDLER: No, I don't mean -- yeah. I mean --

24 MS. FREEMAN: I am not sure. I don't know the  
25 legalities of keeping stuff confidential. I am not really  
26 sure. I don't know the answer to that.

27 MR. SCHINDLER: I'm just, more or less, inquisitive  
28 to see what their thoughts were, basically, to get feedback or  
29 get an idea.

30 CHAIRMAN PETERSON: One of the concerns that I had,

1 Frank, and probably Andy would too, is the economic impact on  
2 what we already have on Crile Road.

3 MR. SCHINDLER: Right.

4 CHAIRMAN PETERSON: And I brought that up. And they  
5 feel that there is no negative impact on Grist Mill Plaza or  
6 any of the stores that we have in there or any of the, any of  
7 the shops or any of the businesses, restaurants or anything.

8 MR. SCHINDLER: So, right now, everything basically,  
9 based on the way it would take a direction of development,  
10 would complement one another?

11 CHAIRMAN PETERSON: Complement, right.

12 MR. SCHINDLER: You wouldn't see, all of the sudden,  
13 everything going over there.

14 CHAIRMAN PETERSON: Right.

15 MR. SCHINDLER: And then like we see in communities  
16 where those buildings, all of the sudden, become vacant.

17 CHAIRMAN PETERSON: No, right. That was a concern I  
18 had, and they felt strongly that it would complement and it  
19 would actually draw more people to the area which would benefit  
20 the other businesses.

21 MR. SCHINDLER: Gotcha. Good. Thank you, Heather.

22 MS. FREEMAN: I am sure I missed some things. I  
23 don't know if anyone else that was there wanted to point out  
24 some other points.

25 MR. MORGAN: You did a pretty good job outlining.

26 MS. FREEMAN: What's that?

27 MR. MORGAN: You did a pretty good job outlining what  
28 was discussed.

29 MS. FREEMAN: Oh, okay. I know we had discussion. I  
30 know you had some concerns about, well, what if -- Okay. So in

1 the Master Plan, there is different areas where we see, by  
2 State Route 44 and Capital, we see, like, where we would like  
3 to have commercial and office areas and the residential was  
4 tucked more towards the interior of the property down Capital,  
5 kind of, away from your main corridors.

6 Now, we are not trying to dictate the actual  
7 neighborhoods in the text. The consultants thought that might  
8 be a little too restrictive based on if you say, "Well, we only  
9 want the residential here and then the Town Center component  
10 here and then the office here." If a developer came in with  
11 something that met all the goals and objectives of the Town  
12 Center and was a little bit different, you want to maybe  
13 consider to approve that.

14 But there is, if you felt, if the Commission felt  
15 strongly about not wanting a particular use in a certain area,  
16 I mean, we could entertain the idea of maybe saying no  
17 residential along 44 or between Auburn Road and 44. That way,  
18 it would be restricted to the west side of Auburn Road.  
19 Because I know that the Trustees consider that between Auburn  
20 Road and 44, that's high visibility and that really is probably  
21 good real estate for a commercial area rather than the  
22 residential.

23 But even in the proposed text, as far as the  
24 residential, we do have, like, locational standards for that  
25 and these were, kind of, carried over from our existing code.  
26 Let's see. Let me find the section here. On page 21.6, so  
27 Letter D, Number 5, the housing units should be encouraged on  
28 sites that existing -- that abut existing residential areas,  
29 adjacent to the riparian setback areas, adjacent to public  
30 areas.

1 MR. SCHINDLER: Well, I would think, in general,  
2 people wouldn't want to see a business in their back yard.

3 MS. GERMOVSEK: Right.

4 MS. FREEMAN: Right.

5 MR. SCHINDLER: You would want your privacy. Sure,  
6 you want the conveniences to be there. I know we've got that  
7 lake that's there. And, probably, the residential areas that  
8 would encompass that area would be more inducive, especially  
9 later on in the day when your families come home and you want  
10 to relax and maybe your barbecue is out there, you don't want  
11 to see all the businesses that might be staying open till maybe  
12 9:00 or 10:00 at night, all that hustle and bustle being right  
13 out there in front of you.

14 MS. FREEMAN: Right.

15 MR. SCHINDLER: So I, for one, would think it would  
16 just make sense to have it encompassed back in a quieter area  
17 away from all that and away from the major traffic that's  
18 coming up here.

19 MS. FREEMAN: Yeah.

20 MR. SCHINDLER: That just seems to be common sense.

21 MS. FREEMAN: And I think, if somebody was going to  
22 propose something right on 44 there, that we probably have  
23 enough, we have enough requirements in here where we could  
24 possibly turn it down based on that, I mean, because it  
25 specifically says here we don't want them to dominate road  
26 frontages or on major commercial, you know, areas.

27 MR. SCHINDLER: Right.

28 MS. FREEMAN: So I think, with that, I think we would  
29 be safe without having to actually dictate neighborhoods.

30 MR. MORGAN: Right. Yeah, I didn't necessarily want

1 to dictate the neighborhood per se. It's just, you know,  
2 looking at the plan they have right now, it looks really good.

3 MS. FREEMAN: Right.

4 MR. MORGAN: What I don't want is, you know -- And as  
5 long as the consultant is involved, I think you can get towards  
6 that with an RFP and that a single developer or, at least, a  
7 master developer and other developers working underneath them.  
8 But, you know, my thought is, you know, five years down the  
9 road when this is still in the process and now they want to  
10 build, you know, the best -- the developer is arguing the best  
11 location for the three-story apartment building is between  
12 Auburn and 44 as opposed to somewhere else, that's what I --  
13 That's what I don't want to have happen. I want to make sure  
14 that we set ourselves up so we can deny that in the future if  
15 they come with that without having to go through a large  
16 argument with the developer because --

17 MR. SCHINDLER: Right.

18 MS. FREEMAN: Yeah. I think you would have to look  
19 at his whole plan though, too. I mean, if he is only proposing  
20 the residential part, then he is not meeting, you know, the  
21 purpose and intent of the district itself, I mean, if he  
22 doesn't come in with other neighborhood components, you know.

23 CHAIRMAN PETERSON: One other thing, too, worth  
24 noting, Heather, is that I wasn't sure of the timing of this.  
25 And it was made very clear that it's not expected that this is  
26 going to linger for 30 years like the Quail Hollow development,  
27 that this is actually -- We would like this to happen much  
28 quicker than that, in a much tighter timetable than that.

29 MS. FREEMAN: Right.

30 CHAIRMAN PETERSON: So five years or less.

1 MR. SCHINDLER: Yeah, makes sense.

2 MS. FREEMAN: Yeah. We're not going to have an  
3 unlimited plan approval. Part of this is going to have  
4 definitely an expiration on plan approval. Like Rich  
5 indicated, with Quail there was no expiration on their original  
6 master Plan. It just goes on forever until they finish it out.  
7 But with this new Overlay District, we are going to have a, you  
8 know, after five, after ten years, if you don't complete it,  
9 it's expired. You're done.

10 And then within, you know, if we get one master plan  
11 and they're going to build it out in phases, part of this  
12 submittal process would be to submit your phasing plan and your  
13 implementation plan and that's subject to approval, too,  
14 through the Zoning Commission and through the Trustees.

15 MR. SCHINDLER: Right.

16 MS. FREEMAN: And if you are going to approve a  
17 phased plan and a phased implementation, there will be time  
18 periods and time restraints on those, so you have to finish  
19 Phase 1 in three years, you have to finish Phase 2 in, you  
20 know, whatever you guys agree to.

21 MR. SCHINDLER: Yeah.

22 MS. FREEMAN: And if they don't follow that time  
23 frame, then they have to come back and try to get reapproved  
24 again. And then, ultimately, the whole thing would have an  
25 expiration as well.

26 MR. SCHINDLER: Good.

27 MS. FREEMAN: We don't want it to take 30 years.

28 MR. SCHINDLER: No. We were supposed to, at one  
29 time, have apartments in Quail Hollow when this thing all  
30 started, because I was on the board.

1 MS. GERMOVSEK: Apartments?

2 MR. SCHINDLER: Oh, yeah, there was apartments being  
3 projected to be in there, too, as part of the whole  
4 development. It is all from Texas. A firm from Texas is the  
5 one that started putting their implementation on how this is  
6 going to be developed and apartments were part of it, supposed  
7 to be. You still don't see apartments in there.

8 MS. GERMOVSEK: No.

9 MS. FREEMAN: No.

10 MR. SCHINDLER: I don't think anybody --

11 MS. GERMOVSEK: Which is good.

12 MR. SCHINDLER: I don't think anybody wants to see  
13 apartments in there but I was just saying that that was the  
14 plan back then.

15 MS. GERMOVSEK: Well, it is wise to have an end date.

16 MR. SCHINDLER: Most definitely.

17 MS. GERMOVSEK: Rather than let it linger.

18 MS. FREEMAN: That way, if someone else wants to come  
19 in, too, and finish --

20 MR. SCHINDLER: Sure, right, they have the  
21 opportunity to say, "This guy didn't do it but we want to do  
22 it."

23 MS. FREEMAN: Right.

24 MR. SCHINDLER: So good deal.

25 MS. FREEMAN: So one other thing, originally, we  
26 didn't have a map that we were going to actually amend, like,  
27 the official Zoning Map. It was after further discussions with  
28 our legal counsel, it was under the advice that we not only  
29 include the Overlay District within the text but we should also  
30 amend the official Zoning Map to overlay it.

1           So doing that, I made one other change. The Capital  
2 District, if you recall in the existing zoning map, was like  
3 that red and white candy strip. I just changed the color to,  
4 like, this blue just because, with overlaying the overlay, it  
5 got a little busy and it didn't look right.

6           MR. SCHINDLER: Couldn't tell the difference, right?

7           MS. FREEMAN: So that was just a minor -- You know,  
8 that was not a district boundary change or anything, that was  
9 just a change of the color. But what we are proposing to show  
10 on here are the parcels that are overlaid with the black  
11 diagonal lines, so that's the parcels that this would be  
12 overlaid upon.

13           Now, the RFP currently doesn't include all of that.  
14 It doesn't include the ones that are, like, behind where the  
15 Concord Village Skilled Nursing is and the Lake Health  
16 properties. At this time, they haven't reached out to Lake  
17 Health to see if they would want to participate as far as one  
18 of the landowners as far as the RFP process. So that's a  
19 change there.

20           Was there anything specific about this that you saw  
21 that you had questions about or anything you wanted to discuss?  
22 I will note we had the deputy fire chief, Ron Terriaco, also  
23 had a copy of this and so he was looking through it as far as  
24 fire code and his concerns, and we had a conversation about the  
25 streetscape standards that are found near the rear of the -- at  
26 the end of the document here in relationship to the right-of-  
27 way for one-way streets. These, the current streetscapes are  
28 showing, like, the width of the pavement to only be 15 feet  
29 wide. However, there was a concern that it wasn't going to  
30 meet the standards for the Fire Department. They have -- Their

1 fires trucks are just over 8 feet wide and then, when you open  
2 up the doors, that doesn't give you much room to go around  
3 them. Plus, they have Fire Apparatus Access Road Standards  
4 where they required a minimum of 20 feet wide in width for  
5 one-way streets.

6 So I went back to our consultant with that  
7 information and they're going to -- We are just going to change  
8 these. We're going to bump it up to 20 feet. That way,  
9 everyone is comfortable and we don't have to worry about the  
10 Fire Department not being comfortable with getting behind  
11 buildings or things like that, in between them.

12 So that may change some of this just a little bit but  
13 it was good to know that they were able to do that and make  
14 sure everybody was on board with that from the fire safety  
15 standpoint.

16 MR. SCHINDLER: And I know the Fire Department always  
17 requires two ways of getting into an area so in case one gets  
18 blocked, they can get in through another area.

19 MS. FREEMAN: Right.

20 MR. SCHINDLER: So if that's not done, that can  
21 become an issue with them, too.

22 MS. FREEMAN: Well, the idea with the one-way streets  
23 is it would be kind of, like, secondary access. So the  
24 structures would already have access from a two-way street as  
25 well but in the case they need to come behind or between a  
26 building, we want to make sure that the truck can get back  
27 there.

28 MR. SCHINDLER: Okay.

29 MS. FREEMAN: Especially with a three- or four-story  
30 building, say they would need to bring a ladder truck.

1 MR. SCHINDLER: Ladder truck, yeah.

2 MS. FREEMAN: Or even like their EMS vehicles are  
3 fairly wide and they do a lot of EMS runs. So --

4 MR. SCHINDLER: Very good.

5 MR. MORGAN: On those streetscapes, as I was looking  
6 at them, one of the questions I had was, at least in a couple  
7 of them, it looks like the pavement area actually extends  
8 beyond the right-of-way.

9 MS. FREEMAN: Uh-huh.

10 MR. MORGAN: Is that going to -- Wouldn't it make  
11 more sense to have the right-of-way expanded in those areas so  
12 that the entire pavement is within the right-of-way rather  
13 than -- including the parking area? I saw in the text there  
14 was some reference -- I don't remember exactly where it was --  
15 to an agreement that would be put together between the property  
16 owners and the, whoever owned the roads and that for  
17 maintaining the parking areas of the right-of-way, of those  
18 right-of-ways.

19 MS. FREEMAN: Right.

20 MR. MORGAN: But it just seemed to me to almost make  
21 more sense to have the right-of-way be the pavement area  
22 because that's what most people, at least, think that was.

23 MS. FREEMAN: You know, I had the same thought, like,  
24 same thoughts as you. I thought, okay, because I know we  
25 remember talking about right-of-way widths and back and forth  
26 and I told them, you know, the county's minimum right-of-way  
27 width is 60 foot if you are in a subdivision and I think they  
28 went with 60 foot. And I've talked to the consultants about  
29 that since then. I said I don't -- You know, we may need to  
30 make the right-of-way wider due to, you know, where all the

1 utilities are and, you know, what the county would require.  
2 And so I was like, these, we may have to scrap all this or  
3 adjust the setbacks based off of that because all of our  
4 setbacks were measured off the 60 foot right-of-way.

5 MR. MORGAN: Right.

6 MS. FREEMAN: However, we did include a provision in  
7 here that would allow an applicant to ask for a deviation from  
8 these setback standards or any other provision in the section  
9 as long as they showed that what they were proposing was going  
10 to still meet the intent and give you a better outcome of  
11 product, generally speaking.

12 So if they were going to do something and the county  
13 said, "Well, you have to do a 70 foot right-of-way to  
14 accommodate, you know, all of the utilities and the pavement  
15 and everything," then we could adjust the setbacks based on  
16 that.

17 And I know the agreement between the property owner  
18 and the, like, the county as far as the maintenance of that  
19 came up because there was a discussion on, well, who is going  
20 to plow those parking spaces? The Township Service Department  
21 is not going to want to do that and neither is, like, the  
22 county, for that matter. So they have seen in other  
23 circumstances where there has been an agreement between the  
24 municipality and adjacent property owners to maintain, plow  
25 those parking spots.

26 MR. MORGAN: Yeah. I, kind of, I had a similar  
27 question on that with regards to the wider, wider areas where  
28 the -- the narrower streets where the landscaping area winds up  
29 in the right-of-way, you know. As the response, you know, make  
30 sure it's clear as to whose responsibility it is when one of

1 those trees dies to have it replaced so it is not sitting out  
2 there.

3 MS. FREEMAN: Right.

4 MR. MORGAN: In that similar agreement, so --

5 MS. FREEMAN: Uh-huh.

6 MR. SCHINDLER: Is the Township responsible for  
7 maintaining this, the roads and stuff, plowing and everything?

8 MS. FREEMAN: For any township dedicated roads, they  
9 would be.

10 MR. SCHINDLER: This isn't considered township, so  
11 who --

12 MS. FREEMAN: Well, some of these may be township  
13 roads, yeah, if it's part of a subdivision and they're creating  
14 a new public street through this. So there will be some public  
15 streets in here that will ultimately be the responsibility of  
16 the township to plow and maintain, and then there will be other  
17 ones that are private streets where we won't have any  
18 maintenance on those, so it could be a mix.

19 As you know, Auburn Road is a county road, so the  
20 county maintains that. And Capital is a township road, so we  
21 already maintain Capital Parkway.

22 MR. SCHINDLER: Right.

23 MS. FREEMAN: So any new streets that are created  
24 that are public as part of a subdivision process would be  
25 township roads.

26 MR. SCHINDLER: Okay.

27 MS. FREEMAN: But I think, you know, with the  
28 development agreement or the maintenance agreement, we wouldn't  
29 have to worry about, you know, if there were on-street parking,  
30 we wouldn't maintain any of that.

1 MR. SCHINDLER: Okay.

2 MS. FREEMAN: And I think through that, too, with  
3 sidewalks and things like that, we would push that  
4 responsibility onto the property owner as well to maintain  
5 those.

6 MR. SCHINDLER: Property owner, right.

7 MR. MORGAN: The other, one of the other questions I  
8 had on this is regards to, you know, under the 21.03,  
9 Definitions, "townhome" is defined. Is that looking -- It  
10 looks like what's being defined there is that you would wind up  
11 with townhomes that were all the same -- the attached townhomes  
12 would all have to be the same height, if I am reading the  
13 definition correctly. So that, you know, if you had five  
14 homes, they'd all have to be in -- they'd all have to be three  
15 stories tall and you could have another group of five which  
16 were two story. There is no -- Was that a recommendation from  
17 the --

18 MS. FREEMAN: The definition was recommended from  
19 them but I don't know that it would -- I think the purpose was  
20 to not allow you to stack the townhomes on each other but I  
21 don't know if it would, you could --

22 MR. MORGAN: Okay.

23 MS. FREEMAN: Two or three stories. So within a unit  
24 or within a cluster of those, I think you could have a townhome  
25 that maybe one is a two-story and one is a three-story.

26 MR. MORGAN: I saw the two to three story but then as  
27 you going later in there, it says, you know, attached by the  
28 side walls extending from the foundation of the first floor to  
29 the roof.

30 MS. FREEMAN: To the roof, oh, okay.

1 MR. MORGAN: Which would lead me to, you know, which  
2 would lead me to say they're all the same. I mean, I don't  
3 know whether that's -- I'm not that familiar with townhomes in  
4 general.

5 MS. FREEMAN: Right.

6 MR. MORGAN: But it would seem like, you know, the  
7 ones I seem to remember from my time in DC, in that area, is  
8 that the ones that look, the row houses that look better were  
9 ones that add a two, a three. It didn't quite look like -- it  
10 wasn't just one big long facade even though -- or at least  
11 different looking facades on each of the individual houses.

12 MS. FREEMAN: Okay.

13 MR. MORGAN: So something to maybe keep in mind.

14 The other question I had on the townhomes was whether  
15 those would be -- and this is something maybe with the  
16 developers, discussion to be had then. But are the townhomes  
17 to be sold as fee simple lots from, you know, basically, from  
18 front to back, whatever the width of that townhome is, that  
19 would be the fee simple lot? Or is the idea more of a, you  
20 know, the homeowners association or whoever owns the underlying  
21 lot and then the only thing the person would own would actually  
22 be the townhome?

23 MS. FREEMAN: Right.

24 MR. MORGAN: Where that would come into effect might  
25 be in your -- I don't remember. I am not that familiar but  
26 reading through this -- the frontage or the minimum lot widths.

27 MS. FREEMAN: Right. We have minimum lot size of one  
28 acre, so it's going to probably force it --

29 MR. MORGAN: So force, okay.

30 MS. FREEMAN: -- into a condominium type ownership

1 where you just own the footprint of the townhouse.

2 MR. MORGAN: Okay. Because the minimum, the minimum  
3 lot width was 100 feet or something like that.

4 MS. FREEMAN: Right, yeah.

5 MR. MORGAN: Well, that's not good. If the idea is  
6 to have those as fee simple, that's something that they'll need  
7 to get a variance for or whatever they'll need.

8 MS. FREEMAN: Right, yeah, if they were going to do  
9 fee simple lots. But I don't think that, through this, we  
10 would want to encourage that. We want all that open space and  
11 the common areas to be maintained by one association within  
12 that, that unit.

13 MR. MORGAN: Yeah. Just kind of thinking about it  
14 and thinking, you know, some of the -- where you have that or  
15 if it was a townhome, they may want to have, you know, the rear  
16 load garage off of an alley in the back so that the front, so  
17 then you have, you know, there really isn't any open space in  
18 that townhome area. The open space is across the street in the  
19 park or something along those lines.

20 MS. FREEMAN: Right.

21 MR. MORGAN: Okay.

22 MS. FREEMAN: You are, as far as the facades on the  
23 townhomes and the breaking up of the long wall, I think through  
24 the design standards that, because the ISPD overlay would also  
25 have to go through with the design review we currently have in  
26 Section 37, which requires a breakup of the walls based on so  
27 many linear feet and a differentiation in materials. And  
28 through the application for any PD, they're going to be  
29 required to submit to you renderings and materials and things  
30 like that so you can, through the approval process, you can

1 negotiate some of that and look at that when considering an  
2 application. But between two and six units, I don't know how  
3 long that would really be if they did six units. I guess I'd  
4 have to look at that.

5 MR. MORGAN: Yeah. One other area that -- I don't  
6 want to say raised a red flag for me or not, but under the  
7 permitted uses it has hotels and motels as one of the permitted  
8 uses. Is that a --

9 MS. FREEMAN: Well, I think the idea was a hotel  
10 would, you know, be a good fit possibly in a commercial area or  
11 the office area, really, either by 44 and Capital or even on  
12 the north side of Auburn and Capital Parkway. I think it would  
13 be, you know, as long as it was -- still had the same  
14 streetscapes and scale as what we're requiring for all the  
15 other commercial development in that area, it would be a good  
16 fit for a town center type community.

17 MR. MORGAN: I guess where that would come in is just  
18 what the definition of a hotel and a motel is.

19 MS. FREEMAN: Oh, okay.

20 MR. MORGAN: To me, you know --

21 MS. FREEMAN: We have a current definition.

22 MR. MORGAN: I have my personal definition of what  
23 the two, what the two are. Whereas a hotel, to me, is more  
24 interior walkways and all the rooms are off of interior halls.

25 MS. FREEMAN: Okay.

26 MR. MORGAN: And a motel is more like an old Red Roof  
27 Inn where --

28 CHAIRMAN PETERSON: The exterior.

29 MR. MORGAN: -- the walkways are all on the outside  
30 and the doors are on the outside.

1 CHAIRMAN PETERSON: Motel 6.

2 MR. MORGAN: And I don't necessarily know if we would  
3 want to --

4 MS. FREEMAN: I'll look at --

5 MR. MORGAN: From my perspective, I don't know that  
6 we would want to have that sitting on 44. A hotel, you know, a  
7 Hilton or something like that with the interior doors would  
8 make sense.

9 MR. SCHINDLER: Right. With a motel, you just pull  
10 your car up to the front door.

11 MR. MORGAN: Right.

12 MR. SCHINDLER: Then you go in. That's out there all  
13 night, your car, so yeah.

14 MS. FREEMAN: I will take a look at that because that  
15 motel part may have been added on by the consultant and I  
16 didn't really notice that, you know. I will see what we have  
17 currently defined.

18 MS. GERMOVSEK: The definition of "motel."

19 MR. SCHINDLER: Yeah.

20 MS. FREEMAN: Can I grab your Zoning Resolution here?

21 MR. REPPERT: Sure.

22 MS. FREEMAN: I don't have mine up here. Sorry.  
23 Okay, yeah, currently in this, in our text, we have listed  
24 "hotel/motel" as the same term.

25 MR. MORGAN: Okay.

26 MS. FREEMAN: It's defined as a building with a  
27 minimum of nine rooms in which lodging is provided and offered  
28 to the public for compensation at a daily rate, and which may  
29 include facilities for meetings, banquet rooms, restaurants,  
30 and recreational facilities as incidental uses. So it's pretty

1 broad.

2 MR. MORGAN: Yes, yeah. So I don't know if that's  
3 something we can redefine that, at least, for this area or --

4 MS. FREEMAN: We could look into that.

5 MR. MORGAN: Or it's more of a --

6 MS. FREEMAN: We could do a little research on some  
7 other definitions of "hotel" versus "motel" and maybe  
8 strengthen that if you want us to.

9 MR. MORGAN: I mean, that would be kind of my  
10 suggestion.

11 MS. GERMOVSEK: A minimum of nine rooms is small.

12 CHAIRMAN PETERSON: Yeah, really.

13 MR. MORGAN: I think I am more looking, thinking of  
14 the look of it more than, you know --

15 MR. SCHINDLER: The aesthetics with the area.

16 MR. MORGAN: If you are looking to keep this as, you  
17 know --

18 CHAIRMAN PETERSON: Upscale.

19 MR. MORGAN: Yeah, more of an upscale area, we could  
20 eliminate that, you know, motel. I think that's --

21 MR. REPERT: Motel.

22 MR. SCHINDLER: Yeah, that's a given.

23 CHAIRMAN PETERSON: Probably should just say "hotel,"  
24 same definition, just a different feeling.

25 MR. MORGAN: Yeah, and define "hotel" more  
26 internally.

27 MR. SCHINDLER: They usually say --

28 MR. MORGAN: Just, minimum, adding just internal  
29 hallways and access to all rooms being from an internal  
30 hallway, I think that would cover it.

1 MR. SCHINDLER: Yeah, because they usually say "hotel  
2 and suites," you know. Most of them well-known big chains now,  
3 that's how they refer to themselves. They don't call  
4 themselves motels.

5 MS. FREEMAN: Well, we will look into some revisions  
6 for that definition then and bring that back.

7 MR. SCHINDLER: Yeah, might be something we might  
8 want to pull all together, just my opinion.

9 MS. FREEMAN: Okay.

10 MR. MORGAN: I can agree. I mean, I don't think  
11 that, you know, necessarily pulling it out of there because it  
12 may make sense if that gives your -- that puts an added  
13 clientele for the businesses we're hoping to draw, that they at  
14 least have that extra. It is not just relying on the local  
15 traffic of some people staying overnight for restaurants and  
16 things like that. I just don't, you know, like I said --

17 MS. GERMOVSEK: What will the 90 sign say, "motel"?

18 MR. MORGAN: Not around here, I don't want Motel 6.

19 MR. SCHINDLER: Yeah.

20 MR. MORGAN: One story, pull right up to the front.  
21 Yeah, that's, that's more my --

22 CHAIRMAN PETERSON: Well, we have a hotel on Auburn  
23 now right there across from TriPoint, Comfort Inn. That's  
24 Comfort Inn, right?

25 MS. GERMOVSEK: Baymont.

26 MR. REPPERT: Is it Baymont?

27 MS. FREEMAN: It changed.

28 CHAIRMAN PETERSON: It used to be Baymont.

29 MS. FREEMAN: It's Comfort Inn now, yeah. It  
30 rebranded.

1           CHAIRMAN PETERSON: Was the --

2           MR. MORGAN: Was the definition of a multi-family,  
3 vertical multi-family, was that something that came from the --

4           MS. FREEMAN: Yeah, that was a recommendation from  
5 the Master Plan and that's supposed to be a three- or  
6 four-story building. So to create the feel of a streetscape  
7 with the streetscape standards, they were pretty specific on  
8 the number of, you know, stories that they're recommending.  
9 What that does, too, is allows you to build your density up  
10 rather than out.

11           MR. MORGAN: Right.

12           MS. FREEMAN: And you can preserve more open space  
13 around the existing pond that's there and really create some  
14 public space there and recreational opportunities. If you  
15 build the density out, then you take up more land.

16           MR. MORGAN: The other one I had was under -- on  
17 page 21.7, under the Minimum Square Footage, (7), I guess, was  
18 there a reason why the live/work units weren't at least the  
19 same square footage as the multi-family units?

20           MS. FREEMAN: I think that was based -- We currently  
21 have the live/work unit as a permitted use under the ISPD and,  
22 at that point, we had it at the 1,200. The consultant didn't  
23 recommend anything different, so we kind of left it at that.  
24 That's our minimum square footage now for a single story  
25 dwelling in Concord Township. So how the live/work units work,  
26 you know, it's connected directly to, you know, commercial  
27 space. So, ideally, you have like an office downstairs and you  
28 could go right up to your live/work unit.

29           MR. SCHINDLER: Right.

30           MS. FREEMAN: I don't know how much of that we'll

1 actually see, you know. Those type of things kind of work  
2 okay, you know, over uses that tend to be a little bit -- like  
3 over office uses or galleries and things like that. But over,  
4 like, restaurants and bars, they don't tend to work, especially  
5 in more suburban town center type developments.

6 MR. SCHINDLER: Where it's noisy.

7 MS. FREEMAN: Right.

8 MR. SCHINDLER: They don't want to be living up above  
9 a noisy --

10 MS. FREEMAN: Right.

11 MR. SCHINDLER: But if a guy has a butcher shop, for  
12 example, he might have his family living upstairs.

13 CHAIRMAN PETERSON: Or a bakery.

14 MR. SCHINDLER: Or a bakery, yeah.

15 MR. MORGAN: Yeah. I think they mentioned something  
16 like that at that meeting, that, you know, any of the  
17 residential above the storefront, that more -- that winds up  
18 more being rental type living units as opposed to condo, condo  
19 units, anything like that.

20 MR. SCHINDLER: Right.

21 MR. MORGAN: It's much easier to rent those than to  
22 sell those and so that tends to be the developer's mindset.

23 MS. FREEMAN: Because with this, too, they would be  
24 permitted to do some kind of dwelling units above the  
25 commercial that aren't necessarily live/work units in the mixed  
26 use only.

27 MS. GERMOVSEK: That's why the minimum is only 1,200?

28 MS. FREEMAN: Well, the minimum as 1,200 because  
29 that's what we already had in there for a live/work unit. But  
30 if we're going to do a multi-family --

1 MS. GERMOVSEK: Two thousand?

2 MS. FREEMAN: If you are going to do the multi-family  
3 unit above a commercial area in a mixed use area, that wouldn't  
4 be considered the live/work unit, so you would be going with  
5 the 1,500 square feet. And these are just minimums. We know  
6 that people in Concord never go with minimums.

7 MR. SCHINDLER: Everybody wants bigger is better.

8 MS. FREEMAN: Yeah.

9 MR. REPERT: The question I had is on 21.9, under  
10 Townhome Dwelling, four parking spaces, four per unit. Is that  
11 a four-car garage, basically, or a two-car garage and two  
12 exposed?

13 MS. FREEMAN: Uh-huh, yeah. I know that they were  
14 originally proposing a little bit less than that.

15 MR. REPERT: Yeah, I would.

16 MS. FREEMAN: They were proposing maybe -- What did  
17 we have originally? We had two enclosed and one unenclosed.  
18 However, we know people that like their cars and they like to  
19 still be able to drive. So the reality of it is they may be  
20 looking for more. So let's just put it on the developer. If  
21 they want to provide less, then they have to show us that they  
22 have enough parking through a parking demand study that they  
23 don't need that extra.

24 MR. REPERT: See, I just thought if you look at a  
25 single-family dwellings, they don't have a -- Well, maybe they  
26 do.

27 MS. FREEMAN: Yeah, because the driveway is that long  
28 of a drive.

29 MR. REPERT: They do but that's a single-family  
30 dwelling. This is a townhouse where you've got them, you know,

1 four or five in a row.

2 MS. FREEMAN: Right. And the garage, the two-car  
3 enclosed garage would be, you know, underneath. It's got to be  
4 attached.

5 MR. REPERT: Okay.

6 MS. FREEMAN: And then your two other parking spaces.

7 MR. REPERT: Two on the street or --

8 MS. FREEMAN: It wouldn't be on street.

9 MR. REPERT: Or the back.

10 CHAIRMAN PETERSON: Or a 20-foot driveway, two cars  
11 side by side.

12 MS. FREEMAN: Yeah.

13 CHAIRMAN PETERSON: You could park. You could have  
14 that.

15 MS. FREEMAN: Yeah, a short driveway.

16 CHAIRMAN PETERSON: Like a lot of condos have that,  
17 you have a two-car garage and then two-car driveway.

18 MR. REPERT: Two cars in front.

19 CHAIRMAN PETERSON: You don't have to park on the  
20 street that way.

21 MS. FREEMAN: We want to make sure we have enough  
22 parking because there was a little fear that there wasn't going  
23 to be enough.

24 MR. REPERT: I think you will get enough.

25 MR. MORGAN: I think what you want to do is you want  
26 to avoid having, you know --

27 MS. GERMOVSEK: Street parking.

28 MR. MORGAN: You know, if they do wind up with a  
29 third car or fourth car, that they are not taking up the spots  
30 in the street.

1 CHAIRMAN PETERSON: Right.

2 MR. REPPERT: Yeah, right, right.

3 MR. MORGAN: So I think that's where --

4 MS. FREEMAN: Yes.

5 MS. GERMOVSEK: Parking is a big issue. I mean,  
6 we've had a lot of conversations about parking.

7 MR. SCHINDLER: Well, everybody in the family now  
8 drives, you know, every kid has his own car.

9 MS. GERMOVSEK: Yeah.

10 MR. SCHINDLER: Yeah, you know? I know.

11 MS. GERMOVSEK: I mean, then if you are going to  
12 clump it together, then you need parking with your townhouses  
13 for guests. I mean, you still need that parking, too.

14 MS. FREEMAN: Yeah. I mean, there would be some  
15 on-street parking for guests or they could park in one of your  
16 parking spots in your drive or if they park, if there is a  
17 parking deck nearby where they could walk to your townhouse  
18 from, you know, maybe the mixed use area, they could park  
19 there, yeah.

20 MR. MORGAN: I think most people, even if they don't  
21 have the -- even if they don't have more than the two cars in  
22 the garage, if they do have somebody over, they prefer them to  
23 be right in the driveway rather than find a spot somewhere up  
24 and down the street and walk to the house.

25 MR. SCHINDLER: Yeah, right.

26 MR. MORGAN: It's a bad deal.

27 On the, in 21.07 on page 21.5, at the building height  
28 and number of stories, for the commercial and mixed use, it  
29 just has a minimum two stories. Obviously, it's got a 60 foot  
30 height. Would it be a good idea to put a maximum number of

1 stories on that so you don't wind up with, you know, somebody  
2 looking at a 60 foot height and doing 10 foot, 9 foot ceilings,  
3 10 foot floors, get six stories in a 60 foot height? If you  
4 are minimizing the multi-family to four stories, I mean, it  
5 would seem to be a good idea to have that same maximum for the  
6 commercial mixed use.

7 MS. FREEMAN: Well, I mean --

8 MR. MORGAN: Obviously, I think the premise is, you  
9 know, the retail on the first floor is going to have 20 foot  
10 ceilings and then, you know, the remainder you get a couple of  
11 floors and a peaked roof. I guess, I am looking at it from  
12 some of the developers I used to work for that just wanted to  
13 make the quick buck and be gone, so they could sell a  
14 four-story building instead of a three-story building.

15 MS. FREEMAN: That's a good question. I just want to  
16 kind of look at some of these streetscapes, what the height is  
17 of those buildings are. I know the thought was you want to, at  
18 least, dictate the minimum for scale purposes. But that's a  
19 question I can ask, should we be looking at a maximum number of  
20 stories? I think, I mean, we have a maximum 60 foot in height.

21 MR. MORGAN: Right.

22 MS. FREEMAN: But that's something I can come back to  
23 you with.

24 MR. MORGAN: Okay, yeah. I mean, that's something I  
25 was curious because it would seem to me that would be something  
26 you would want because at least then you are keeping, you are  
27 getting some consistency across the entire facility, too, the  
28 development that, you know, you're not going to wind up with  
29 this building, two buildings side by side, you know, similar  
30 height but this building has four stories in it and this

1 building only has two stories in it.

2 MS. FREEMAN: And how does that look?

3 MR. MORGAN: And how does, you know -- Now you've got  
4 a building with the big glass front for the retail on the first  
5 floors but now you've got four sets of windows going up on one  
6 and only one big window on another. I'm just trying to think  
7 of how that would look side by side.

8 MS. FREEMAN: Well, and we'd be able to review that.  
9 Upon their application, they would have to provide us all those  
10 details and show you those renderings and how all the buildings  
11 relate to one another. And I don't know if you dictate the  
12 number, like a maximum number of stories. Then say, like,  
13 "Okay. Well, we want to do the four stories but we're going to  
14 be 80 feet high."

15 MR. MORGAN: Well, I mean, I think you do the  
16 combination saying it can't be more than 60 feet but also has a  
17 maximum, it has a maximum of four stories.

18 MS. FREEMAN: Four stories, yeah. I would think,  
19 yeah --

20 MR. MORGAN: I mean, it's the same. You've got -- I  
21 guess you really don't have that in the --

22 MS. FREEMAN: I would think you are convincing me,  
23 yeah, there probably should be a maximum of four stories  
24 because we were talking about all these other buildings. We  
25 were like maximum is going to be four stories as far as the  
26 multi-family. So I will look into that. I agree that maybe we  
27 should add a minimum of two stories and a maximum of four with  
28 the same 60 foot height restriction.

29 MR. MORGAN: On that same line of that, though, the  
30 townhomes shall, townhome shall be two stories above grade.

1 But the definition of townhome is two or three stories, I  
2 think, if I -- two or three stories attached to similar  
3 dwellings. Just a consistency --

4 MS. FREEMAN: Yeah.

5 MR. MORGAN: Because I know, when we talked about  
6 that, they were talking about, you know, it could be two or  
7 three stories and I think I remember them saying about the,  
8 somewhere one of the ones, they put the three stories in and  
9 the developer had to come back in and retrofit elevators in  
10 them all because they weren't selling.

11 MS. FREEMAN: Right.

12 MR. MORGAN: Nobody wanted to walk up three flights  
13 of steps every day.

14 MS. FREEMAN: No, that's a good point.

15 MR. MORGAN: Just to keep that consistency, maybe  
16 that -- maybe the only thing that really needs to be done is,  
17 since it's already defined as two or three stories, just adding  
18 in that definition to, adding the word "minimum," "The townhome  
19 shall be minimum two stories above grade." Just, you know,  
20 depending upon grade, you may wind up being able to build a  
21 three story -- I don't know what the grades are out there but a  
22 three-story townhome with only one story on one side and three  
23 stories on the other.

24 CHAIRMAN PETERSON: It is pretty flat in there. If  
25 it were hilly, it could.

26 MS. FREEMAN: So a dwelling unit, a minimum of two  
27 stories? You are saying we should drop "three stories"?

28 MR. MORGAN: No. I am saying the definition is  
29 already that it should, needs to be two or three stories.

30 MS. FREEMAN: Right.

1 MR. MORGAN: This is just --

2 MS. FREEMAN: Shall be two --

3 MR. MORGAN: Some of those stories have to, at least,  
4 be above grade.

5 MS. FREEMAN: Above grade, right.

6 MR. MORGAN: So if you wind up with a three story,  
7 you could still have, you know, the front would be two stories  
8 above grade, the back may be three stories with the garage off  
9 the back.

10 MS. FREEMAN: Right.

11 MR. MORGAN: Depending on how the, again, how the  
12 topography works out there.

13 CHAIRMAN PETERSON: How the grade is.

14 MS. FREEMAN: Uh-huh.

15 MR. MORGAN: So you are setting it that it's got to,  
16 you know, you can't have a two story that one side of it's only  
17 going to be one story tall.

18 MS. FREEMAN: Got it.

19 CHAIRMAN PETERSON: Anything else?

20 MR. SCHINDLER: Well, we haven't got the input, of  
21 course, from Morgan and Andy yet, so we might have to get --

22 CHAIRMAN PETERSON: That's true.

23 MR. SCHINDLER: -- definitely Andy's input for sure.  
24 There is a timetable on this, right? Do we have to -- Do the  
25 Trustees want us to move along with having our input by such  
26 and such a date?

27 MS. FREEMAN: Well, yeah, I mean --

28 CHAIRMAN PETERSON: We need to finalize it really  
29 soon if they're going to put an RFP out in May.

30 MR. SCHINDLER: Right.

1 MS. FREEMAN: Yeah. They like us to keep, you know,  
2 moving forward as much as we can.

3 MR. SCHINDLER: Well, May, that's next month already.  
4 So should we schedule another possible meeting before then to  
5 go through this?

6 MS. FREEMAN: You are saying what?

7 MR. SCHINDLER: Another meeting before May.

8 MS. FREEMAN: Before May?

9 MR. SCHINDLER: Yeah, so we can get Andy and Morgan's  
10 input, too, to make sure everyone feels comfortable.

11 MS. FREEMAN: Well, they've had opportunities, too,  
12 to reach out to me and I haven't heard anything from either one  
13 them.

14 CHAIRMAN PETERSON: And I think, too, keep in mind,  
15 Frank, we always have the final say when this comes before us.

16 MR. SCHINDLER: Oh, sure. No, I understand.

17 MS. FREEMAN: I don't know that we can schedule  
18 another meeting in between.

19 CHAIRMAN PETERSON: So this section, when it's  
20 completed with these final tweaks, will be part of the RFP,  
21 correct?

22 MS. FREEMAN: I believe so.

23 CHAIRMAN PETERSON: Along with the map and --

24 MS. FREEMAN: They would like to --

25 CHAIRMAN PETERSON: Really, this tells you everything  
26 you need to know about the area.

27 MR. SCHINDLER: Right. No, I know.

28 MS. FREEMAN: I think what they hope to do through  
29 the RFP is let them know that the zoning changes are in process  
30 and that it, you know, I think by late summer, you know, they

1 will be adopted and effective. So I think that's, kind of,  
2 what they're, you know, what they're hoping for.

3 CHAIRMAN PETERSON: Okay. Well, thank you, Heather.

4 MS. FREEMAN: Okay.

5 CHAIRMAN PETERSON: That's pretty thorough and I  
6 think we have all the questions we had tonight answered.

7 MS. FREEMAN: Okay.

8 CHAIRMAN PETERSON: So moving on to Item 3 on the  
9 agenda, the correspondence report from the Zoning Commission  
10 members. Frank, anything?

11 MR. SCHINDLER: Nothing from me, Mr. Chairman.

12 CHAIRMAN PETERSON: Sue?

13 MS. GERMOVSEK: No, nothing from me.

14 CHAIRMAN PETERSON: Gerry?

15 MR. MORGAN: Nothing from me.

16 CHAIRMAN PETERSON: And, Hiram, I doubt if you had  
17 anything.

18 MR. REPERT: I doubt it. I doubt it.

19 CHAIRMAN PETERSON: Okay. Item 4 would normally be  
20 the approval of the minutes for the March 7th meeting.  
21 However, since only two of us were present, we don't have a  
22 quorum for that, so we are going to have to hold that off and  
23 approve that in the April -- or in the, rather, in the May  
24 meeting.

25 So then the final item then is just the next meeting  
26 of the Zoning Commission is May 2, 2017. And with that, we  
27 will adjourn for the evening.

28 (Whereupon, the meeting was adjourned at 8:02 p.m.)  
29  
30

