

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

May 2, 2017
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Andy Lingenfelter, Chairman
Morgan McIntosh, Vice Chairman
Gerard Morgan
Frank Schindler
Rich Peterson

Also Present:

Heather Freeman, Zoning Director/Zoning
Inspector

Melton Reporting
11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

1 7:00 p.m.

2 CHAIRMAN LINGENFELTER: Good evening. I would like
3 to call this Concord Township Zoning Commission meeting to
4 order Tuesday, May 7th, 7:00 p.m. We have a relatively brief
5 but detailed agenda for this evening. We will try to get
6 through it as quickly and reasonably as possible.

7 First of all, Item Number 1 on the agenda is to
8 accept the Trustee Resolution Number 2017-10 to establish
9 Section 11 -- or 21, Innovative Site/PD Overlay District under
10 the Concord Township Zoning Resolution and provide for all text
11 and map amendments necessary thereto; accept and schedule a
12 public hearing for the following zoning amendments for the
13 June 6, 2017, meeting:

14 Amendment Number 1: Establish Section 21, the
15 Innovative Site/PD Overlay District. That's Amendment
16 Number 1.

17 Number 2 would be to amend the Zoning Map to rezone
18 the following presently designated parcel numbers to the
19 Innovative Site/PD Overlay District. I will read the first
20 parcel number in its entirety, the rest will follow: Parcel
21 Number 08-A-020-0-00-027-0; next parcel, 022-0; next parcel,
22 026-0; 020-0; 006-0; 021-0; 007-0; 035-0; 028-0; 001-0; 010-0;
23 027-0; 015-0; 014-0; 008-0; 013-0; 005-0; 029-0; 036-0; and
24 005-0.

25 Amendment Number 3 will be to revise Section 5.02 to
26 include new definitions for terms related to parking and revise
27 others.

28 Amendment Number 4 will be to revise Section 11.01 to
29 require zoning permits for porches and retaining walls that
30 require a permit from the Building Department. Revise to

1 include reorganization of the existing sections and headings.

2 Amendment Number 5: To delete Section 13.36, the
3 Innovative Site/PD as conditional use. Revise Sections 13.07,
4 13.08, 13.11, 13.12, 13.16 to reference compliance with all
5 parking regulations in Section 29. Revise Sections 13.17,
6 13.25, 13.26, and 13.28 for compliance with the waiting space
7 requirements in Section 29.

8 Amendment Number 6: Revise Sections 15.03, I am
9 going say that's "I" in parenthesis, to require that all
10 residential districts comply with the parking regulations in
11 Section 29. Modify Section 15.05 to clarify that minimum
12 "residential" floor area and garage requirements are set forth
13 in Table 15.05-1 and off-street parking regulated in
14 Section 29.

15 Amendment Number 7 will be to revise Section 16.07(C)
16 to reference Section 13 for a conditional use permit for a
17 commercial center and site plan review is required for
18 commercial center. Modify Section 16.08 and 16.09 to require
19 a commercial center in a PUD to meet the requirements of
20 Section 29 Off-Street Parking. Revise zoning permit
21 process in Section 16.15 to reference Section 11. Clarify
22 Section 16.16 for minor or major modifications to an approved
23 development plan. Revise Section 16.24(C)(4) to require a
24 landscape plan to be submitted for any open space area
25 disturbed during construction.

26 Amendment Number 8 will be to revise Section 22.03 to
27 remove drive-thru facilities, Innovative Site/PD townhouses and
28 live/work units as conditional use within the Capital District.
29 Revise Section 22.09 to include regulations for maintenance of
30 unimproved areas, watercourses and stormwater facilities. And

1 to delete Section 22.10, Capital District Standards.

2 Amendment Number 9: Revise Section 29.01 to add new
3 purpose statements related to green infrastructure and reducing
4 impervious surfaces in parking areas. Revise Sections 29.02
5 Applicability, 29.03 General Standards, and 29.04 Off-Street
6 Parking Requirements, 29.05 Alternative Parking Options, 29.06
7 Lot Design Standards, and 29.07 Parking Lot Access Drive
8 Regulations, 29.08 Bicycle Parking and Waiting Space
9 Requirements.

10 Amendment Number 10: Revise Section 34.02 to require
11 all properties not agriculturally exempt to obtain a zoning
12 permit for construction of fences.

13 Amendment Number 11: Revise Section 37.03 to require
14 all site plans to be reviewed by Zoning Commission. Revise
15 Section 30.04 -- or 36.04 Required Plan Items to Be Submitted.
16 New Section 36.09 Significance of an Approved Final Site Plan.
17 Revise 36.11 to add new standards for minor and major
18 modifications.

19 Amendment Number 12: Revise Section 37 to include
20 references to the IS/PD Overlay District, include new
21 Section 37.06 Pedestrian Facilities and Section 37.07 Maximum
22 Setback and Wall Orientation for "Concord Circle" Frontage.

23 Amendment Number 13: Revise Section 38.02
24 Applicability, Section 38.03 General Requirements,
25 Section 38.05 Interior Parking Lot Guidelines and other
26 sections to reference the IS/PD Overlay District.

27 For those that could not keep up with me, this will
28 be a part of the record. You can certainly review it online
29 after the meeting.

30 At this point, gentlemen, I would entertain a motion

1 in the affirmative to schedule a public hearing for the
2 following amendments.

3 MR. PETERSON: So moved.

4 CHAIRMAN LINGENFELTER: May I have second?

5 MR. McINTOSH: Second.

6 CHAIRMAN LINGENFELTER: A motion is made and
7 seconded. All those in favor say "aye," opposed by saying
8 "nay."

9 (Five aye votes, no nay votes.)

10 CHAIRMAN LINGENFELTER: The ayes have it unanimously,
11 no nays.

12 Now, when we do the public hearing on this, we will
13 go one amendment at a time as I think that's what we will do.
14 Right, Heather, we will do one amendment at a time and vote on
15 each amendment at that point?

16 MS. FREEMAN: Yes.

17 CHAIRMAN LINGENFELTER: So there will be plenty of
18 time for public discourse at that meeting for people in favor
19 of or opposed to those amendments. And we will take a voice --
20 or we will take a roll call vote on each amendment following
21 the public discussion on each amendment. Okay? And then we
22 will make sure that that all gets into the public record.
23 Okay?

24 All right. So that was Item Number 1 on the agenda.
25 Item Number 2 is the correspondence report by Zoning Commission
26 members. Frank?

27 MR. SCHINDLER: Mr. Chairman, I have none.

28 CHAIRMAN LINGENFELTER: Nothing. Morgan?

29 MR. McINTOSH: No, no correspondence.

30 CHAIRMAN LINGENFELTER: Gerry?

1 MR. MORGAN: I do not have anything.

2 MR. PETERSON: Nothing, Mr. Chairman.

3 CHAIRMAN LINGENFELTER: Nothing, okay. We have
4 nothing there.

5 We have the approval of the minutes of March 7, 2017,
6 meeting. I will entertain a motion to accept or amend.

7 MR. PETERSON: I make a motion we accept the minutes
8 of the March 7, 2017, meeting as written.

9 CHAIRMAN LINGENFELTER: Motion made.

10 MR. SCHINDLER: I second.

11 CHAIRMAN LINGENFELTER: And seconded. All those in
12 favor say "aye." Opposed?

13 CHAIRMAN LINGENFELTER: None opposed.

14 MR. MORGAN: I abstain from that.

15 CHAIRMAN LINGENFELTER: What's that?

16 MR. MORGAN: I abstain. I was not there.

17 CHAIRMAN LINGENFELTER: Oh, one abstention because
18 you were not here. That's correct.

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

20 CHAIRMAN LINGENFELTER: Okay. Now we have the
21 approval of the minutes of April 4, 2017. I would entertain a
22 motion for that.

23 MR. SCHINDLER: Mr. Chairman, I so move that we
24 accept the minutes of --

25 CHAIRMAN LINGENFELTER: Motion is made. May I have a
26 second?

27 MR. MORGAN: I will second that.

28 CHAIRMAN LINGENFELTER: Seconded. All those in favor
29 say "aye." I will abstain because I was not present. So we
30 have --

1 MR. MORGAN: Abstain.

2 CHAIRMAN LINGENFELTER: Oh, two abstentions and three
3 ayes, let the record reflect.

4 (Three aye votes, no nay votes, two abstentions.)

5 CHAIRMAN LINGENFELTER: The next meeting for the
6 Zoning Commission will be June 6th of 2017 but we need to set
7 that, the public hearing. So what do we have for dates for the
8 -- do you want to -- Do you feel we're ready, we will have the
9 proper public notices and everything posted to do the next
10 meeting or do you think we should -- What are your thoughts on
11 that, Heather?

12 MS. FREEMAN: Oh, with your motion, I believe you
13 scheduled it for the June 6th already.

14 CHAIRMAN LINGENFELTER: Oh, okay.

15 MS. FREEMAN: So it will be on the agenda for
16 June 6th.

17 CHAIRMAN LINGENFELTER: Yes, that's right. It was in
18 the -- I am sorry. It was in there, June 6th. I didn't see
19 that. Nice catch.

20 So the next meeting will be June 6. We will have the
21 public hearing for the -- for all the text amendments and the
22 acceptance of the proposals from the Township.

23 Also, as a part of the package, we received a
24 Resolution, Number 2017-10, and it was a Resolution by the
25 Board of Trustees of Concord Township, Ohio, of its intention
26 to establish Section 21, the Innovative Site/PD Overlay
27 District under the Concord Township Zoning Resolution and
28 provide for all text and map amendments necessary thereto.
29 This is a copy that was distributed to all the Zoning
30 Commission members. It is a matter of public record and it

1 will be entered in as such.

2 Any other issues? Any other new items for the
3 agenda? Any other discussion we would like to have this
4 evening?

5 MR. SCHINDLER: I think, Mr. Chairman, we should make
6 it known to the residents, the public that's out there, there
7 will be a full copy at the Township Hall that anyone can come
8 and see of all the amendments and the changes that have been
9 made so that they will be able to review it before the public
10 hearing.

11 CHAIRMAN LINGENFELTER: A tremendous amount of work
12 by the, by the Zoning Office for getting all that done. Nice
13 work, very nice.

14 MR. SCHINDLER: Yeah, nice work.

15 MR. PETERSON: Nice job.

16 CHAIRMAN LINGENFELTER: Yeah, very nice job.
17 Anything else? Then we will adjourn this meeting.

18 (Whereupon, the meeting was adjourned at 7:12 p.m.)
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