

RECORD OF PROCEEDINGS

Minutes of

Concord Township Board of Trustees

Meeting

BLAH GRAPHICS 800-325-8044 FORM NO. 10148

Held

20

July 5, 2017

The Concord Township Board of Trustees met for a regular meeting July 5, 2017, 7:30 p.m., in Township Hall, located at 7229 Ravenna Road. Christopher A. Galloway called the meeting to order and led in the Pledge of Allegiance. Trustees present were Caroline N. Luhta and Christopher A. Galloway. Mr. Malchesky was absent.

APPROVAL OF MINUTES:

June 21, 2017 Trustee Regular Meeting Minutes -Tabled.

ELECTED OFFICIALS REPORTS:

- A. FISCAL OFFICER – Amy L. Dawson
The Treasury Balance for the 20 Funds within the Township Treasury was \$5.7 million. The Treasury Balance includes \$1.2 million in funds set aside for specific projects.
- B. TRUSTEES:
Mr. Galloway – Received questions on road projects and zoning projects.
Mrs. Luhta – Received a call and talked with the resident and addressed their concerns.

DEPARTMENT REPORTS:

- A. ADMINISTRATION DEPT. – Kathy Mitchell, Administrator
Update on waterline project and will be attending an upcoming leadership seminar in Columbus next Friday.
- B. FIRE DEPT. - Chief Matt Sabo

Activities Report for June – 242 Total Runs for May, 1,237 YTD Runs; 15 MVA, 28 Agency Assists, 17 Fire Alarms, 15 Medical Alarms, 2 Wire Downs, 49 Basic Rescues, 83 Advance/Paramedic, 17 Public Assists, 1 Structure Fire, 3 Spills, 4 Outdoor fires, 4 CO Alarms, 1 Odor check, 2 Vehicle fires, Other 2: **Plan Reviews** – 9; **Inspections** – 30 General, 12 Follow-up, 1 Special Inspection event, 28 Fire Protection System Testing; **Public Education** – 1.

Safety Tip: Precautions to avoid any heat related problems:

- Drink water and avoid any thirsty feelings.
- Wear loose fitting clothes.
- Exercise or heavy work jobs at cooler times.
- Take more breaks.
- Always walk with someone so that you can keep an eye on each other.

- C. SERVICE DEPT. – Frank Kraska, Service Director
Activities report for June:
- Coordinated with Industrial Surface Sealer of Cleveland to complete restoration of the Concord Hills Park tennis and basketball courts.
 - Mitchell Construction Paving Company to repair and resurface 1200 Lineal Feet of walking paths in Concord Hills Park.
 - Annual maintenance program crack sealing various roads has begun.
 - 3 more bio retention islands were installed on Hobby Horse, Canterwood Trail and Lambton Court.
 - Concrete replacement on Hunting Lake Drive began.
 - Concrete work will continue in July on Hunting Lake Drive and transition to Buckboard Lane later this month.
 - Sub contracted with Pacheco Concrete to provide additional road repairs on Tiffany Drive.
 - On or about July 10th Karvo Company will start resurfacing the following roads: Little Mountain Country Club Subdivision, Hobby Horse Subdivision and Lampton Court. Motorists may encounter delays.
- D. ZONING DEPT. – Heather Freeman, Zoning Director
In June, 50 zoning permit applications were processed and collected \$12,000 in fees; 13 Decks, 9 fences, 9 single family homes, 8 pools, 1 construction permit for Drug Mart on Crile Rd.; BZA heard 1 variance request and 1 conditional use permit request for outside dining for

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Pizza Roto. YTD 216 zoning permit applications processed, 48 of which were new single-family homes.

- E. RECREATION DEPT. – Debra Esker, Recreation Director
- 55+ Group celebrated Independence Day on July 5th picnic with our friends from Painesville joining us while Flashbaxx performed.
 - The next 55+ Group gathering will be BINGO on July 19th at 1:30 pm.
 - Tennis Camp is at Concord Hill Park July 10th-14th, & 24th-28th.
 - Classes still available for our Nature's Way Journaling on July 12th and Campfire-Treats Cooking Class on July 19th. Sign up today.
 - Summer concert series start at 7:00 pm, and runs thru August 3rd. If concert is cancelled, we will post it on the Township's Facebook page (be sure to "Like" us) by 6:00 pm as well as post signs at the Gazebo. Vendors this summer are East Coast Custard, Kettle Corn and we welcome Virgil's Dog House. Up-coming venue:
 - ❖ July 6th-InCahootz-favorite rock songs.
 - ❖ July 13th-Prime Time Big Band-swings with 18 piece orchestra.
 - ❖ July 20th-Big 5 Show-classic rocks of the 60's & 70's.
 - ❖ July 27th-Underworld Blues Band-soulful music.
 - ❖ August 3rd-730 Club Band-tribute to today's top hits.
 - Announcing our new Seed Library, a small repository of a variety of flower & vegetable seeds that anyone can use. Stop by Community Center to take the seeds that interest you. Mentor Public Library generously provided this service to our residents.
 - Save the Date of Saturday, August 12th for a full day of celebrating Concord Township with your family and friends. A schedule of events for Concord Community Day is available on our website.
- F. LAW ENFORCEMENT – Sgt. Harpster
Activities Report for June – 1,475 Total Calls for June; **Accidents** – 6 Injury, 11 Property Damage; **Arrests** – 3; **Alarms** – 79; **Business Checks** – 260; **Crime Prevention** –210; **Citations** – 36; **Warnings** – 132; **Driving Under Suspension** – 3; **OVI** – 2; **New Investigations** – 1 Breaking & Entering – Ravenna Rd., 1 Curfew – Doncaster Ct., 3 Drugs – Auburn Rd., Morley Rd., Coleridge Rd., 11 Thefts – Morley Rd., Hoose Rd., Northpointe Ct., Johnnycake Ridge Rd., Deerhaven Dr., Mersey Ct., Spear Rd., Summerwood Dr., Mountain Park, 2 Threats – Ridgeview Trail, Oakridge Dr., 6 Vandalism – Tammany Ct., S. Hampton, Browning Ct., Wellesly Bl., Tanglewood Trail.

AUDIENCE: The following audience members asked the Trustees questions and engaged in dialog. See transcripts for detail.

- Bob Patterson of 10940 Girdled Road.
- Vanessa Pesec of 11705 Cali Court.
- Denise Brewster of 7207 Alexander Drive.
- Chris Lazuka of 8130 North Orchard.

OLD BUSINESS: None

NEW BUSINESS:

- A. JUNE FINANCIAL REPORTS – Mrs. Luhta moved to approve the June financial reports. Mr. Galloway seconded. Vote 2 ayes.
- B. PRESENTATION - LETTER OF RECOGNITION - Mr. Galloway read a letter recognizing Chief Matt Sabo for receiving his Executive Officer Certificate.
- C. RESOLUTION NO. 2017-15 A RESOLUTION BY THE BOARD OF TRUSTEES OF CONCORD TOWNSHIP, OHIO, TO REPEAL EXISTING RESOLUTION 2017-10 TO ESTABLISH SECTION XXI, THE INNOVATIVE SITE/PD OVERLAY DISTRICT UNDER THE CONCORD TOWNSHIP ZONING RESOLUTION, AND PROVIDE FOR ALL TEXT AND MAP AMENDMENTS NECESSARY THERETO BE RESCINDED. Mrs. Luhta moved to approve the following Resolution:

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RESOLUTION NO. 2017-15

A RESOLUTION BY THE BOARD OF TRUSTEES OF CONCORD TOWNSHIP, OHIO, TO REPEAL EXISTING RESOLUTION NO. 2017-10 TO ESTABLISH SECTION XXI, THE INNOVATIVE SITE/PD OVERLAY DISTRICT UNDER THE CONCORD TOWNSHIP ZONING RESOLUTION, AND PROVIDE FOR ALL TEXT AND MAP AMENDMENTS NECESSARY THERETO.

WHEREAS, the Board of Trustees of Concord Township, Ohio, desires to repeal existing Resolution No. 2017-10 to establish Section XXI, the Innovative Site/PD Overlay District under the Concord Township Zoning Resolution, and provide for all text and map amendments necessary thereto;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Concord Township, County of Lake, and State of Ohio that:

Section 1. The Board of Trustees hereby repeals Resolution No. 2017-10 to establish Section XXI, the Innovative Site/PD Overlay District under the Concord Township Zoning Resolution, and provide for all texts and map amendments necessary thereto and that all necessary proceedings on the part of the Township relevant to Resolution No. 2017-10 are correspondingly to be permanently concluded.

Section 2. It is found and determined that all formal actions of the Board of Trustees of Concord Township concerning and relating to the adoption of this Resolution were taken in an open meeting of the Board of Trustees of Concord Township and that all deliberations of this Board that resulted in those formal actions were in a meeting open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

NOW, THEREFORE, this Resolution shall be in full force and effect upon its passage and approval by the Board of Trustees and as further provided under Ohio law.

Mr. Galloway seconded. Vote 2 ayes.

D. RESOLUTION # 2017-16 BY THE CONCORD TOWNSHIP BOARD OF TRUSTEES OF ITS INTENTION TO ESTABLISH SECTION XXI THE INNOVATIVE SITE/PD OVERLAY DISTRICT UNDER THE CONCORD TOWNSHIP ZONING RESOLUTION, AND PROVIDE FOR ALL TEXT AND MAP AMENDMENTS NECESSARY THERETO. Mrs. Luhta moved to approve the following resolution.

RESOLUTION NO. 2017-16

A RESOLUTION BY THE BOARD OF TRUSTEES OF CONCORD TOWNSHIP, OHIO, OF ITS INTENTION TO ESTABLISH SECTION XXI THE INNOVATIVE SITE/PD OVERLAY DISTRICT UNDER THE CONCORD TOWNSHIP ZONING RESOLUTION, AND PROVIDE FOR ALL TEXT AND MAP AMENDMENTS NECESSARY THERETO.

WHEREAS, Ohio Revised Code Section 519.12(A) authorizes the Board of Trustees to initiate any amendments to the Township Zoning Resolution by certifying the subject amendment to the Township Zoning Commission for public hearing on the same; and

WHEREAS, the Board of Trustees of Concord Township, Ohio believes that it would be in the best interest of the Township and its inhabitants to establish Section XXI, the Innovative Site/PD Overlay District within the Concord Township Zoning Resolution and to provide for all text and zoning map amendments necessary thereto;

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NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Concord Township, County of Lake, and State of Ohio that:

Section 1. This Board of Trustees declares its intention to certify the below set forth amendments to the Concord Township Zoning Commission and thereby establish Section XXI, the Innovative Site/PD Overlay District, within the Concord Township Zoning Resolution for public hearing on the same and as follows:

Amend the Zoning Resolution to establish The Innovative Site/PD Overlay District as a planned development in Section XXI, in a form substantially similar to annexed Exhibit A, incorporated herein, delete in its entirety Section 13.36, Innovative Site/PD, as a conditional use in the Capital District under the present Concord Township Zoning Resolution in a form substantially similar to annexed Exhibit B, incorporated herein, and modify and amend any and all other ancillary amendments related thereto within existing Sections XIII, XXI, XXXVII, and XXXVIII, respectively, of the Township Zoning Resolution.

Amend the Zoning Map to rezone the following presently designated parcel numbers or portions thereof to include the Innovative Site/PD Overlay District: 08-A-020-0-00-027-0, 08-A-020-0-00-022-0, 08-A-020-0-00-020-0, 08-A-020-0-00-006-0, 08-A-020-0-00-021-0, 08-A-020-0-00-007-0, 08-A-777-0-00-028-0, 08-A-777-0-00-027-0, 08-A-020-A-00-015-0, 08-A-020-A-00-014-0, 08-A-020-A-00-008-0, 08-A-020-A-00-013-0, 08-A-777-0-00-029-0, 08-A-020-A-00-005-0, and a portion of 08-A-020-A-00-010-0, as further described in annexed Exhibit C, incorporated herein, inclusive, with such Zoning Map amendment in a form substantially similar to annexed Exhibit D, incorporated herein.

Section 2. All formal actions of this Board of Trustees concerning the passage of this Resolution were adopted in an open meeting, and that all deliberations of this Board of Trustees or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Codified Ordinances and Section 121.22 of the Ohio Revised Code.

Mr. Galloway seconded. Vote 2 ayes.

- E. MEDIA COORDINATOR TRANSFER AGREEMENT RECEIVED (EWC MEDIA-440 MARKETING). Mrs. Luhta moved to approve the media coordinator transfer agreement received by EWC Media-440 Marketing. Mr. Galloway seconded. Vote 2 ayes.
F. SET PUBLIC HEARING ON TAX BUDGET. A Public Hearing is set for Monday July 17, 2017 at 6:30 pm., in the Town Hall to discuss the proposed Tax Budget for the year 2018. A Special Meeting will immediately follow the Tax Budget Public Hearing on Monday July 17, 2017, for the purposes of taking action on the proposed 2018 Tax Budget and other general business matters.
G. REQUEST APPROVAL OF P.O. #53-2017 FOR COMBINED PURCHASE BETWEEN FIRE DEPT. & SERVICE DEPT. FOR \$2,500.00 TO LEE'S MACHINERY. Mrs. Luhta moved to approve P.O. #53-2017 in the amount of \$2,500.00 to Lee's Machinery. Mr. Galloway seconded. Vote 2 ayes.
H. SERVICE DEPT. APPROVAL OF P.O. #54-2017 IN THE AMOUNT OF \$26,180.00 FOR CONCRETE WORK ON TIFFANY DRIVE TO PACHECO. Mrs. Luhta moved to approve P.O. #54-2017 in the amount of \$26,180.00 to Pacheco for concrete work on Tiffany Drive. Mr. Galloway seconded. Vote 2 ayes.
I. ZONING DEPT. APPROVE AN AMENDMENT TO THE QUAIL HOLLOW NO. 9 PUD FINAL DEVELOPMENT PLAN. Mrs. Luhta moved to approve the amendment to the Quail Hollow NO. 9 PUD final development plan. Mr. Galloway seconded. Vote 2 ayes.
J. REC. DEPT. APPROVAL OF P.O. #55-2017 IN THE AMOUNT OF \$3,000.00 TO HOUSE OF LA ROSE FOR THE PURCHASE OF BEER AT COMMUNITY DAY. Mrs. Luhta moved to approve the P.O. #55-2017 in the amount of \$3,000.00 to House of La Rose for the purchase of beer at Community Day. Mr. Galloway seconded. Vote 2 ayes.

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K. FUTURE MEETINGS & ANNOUNCEMENTS:

TUE. 7/11 7:00 PM ZONING MEETING / Town Hall

WED. 7/12 7:00 PM BZA ZONING MEETING / Town Hall

FRI. 7/14 8:00 AM JEDD MEETING / Town Hall

MON. 7/17 6:30 PM 2018 TAX BUDGET PUBLIC HEARING / Town Hall

Immediately following 2018 PROPOSED TAX BUDGET SPECIAL MEETING /
Town Hall

WED. 7/19 6:00 PM COMMUNITY DAY PLANNING MEETING /
Conference Room

6:30 PM TRUSTEES OFFICE HOURS / Conference Room

7:30 PM TRUSTEES MEETING /Town Hall

Mrs. Luhta moved to adjourn to Executive Session to discuss pending litigation. Mr. Galloway seconded the motion. Roll Call: Mrs. Luhta – yes; Mr. Galloway – yes. Mrs. Luhta moved to close Executive Session. Mr. Galloway seconded the motion. Vote 2 ayes.

Upon proper motion the meeting was adjourned.

Transcripts on file in Town Hall and online.

Trustees approved and signed the following checks:

Concord Township, Lake County
Payment Listing
6/22/2017-7/5/2017

7/10/2017 12:36:08 PM
UAN v 2017.2

Advice #	Date	Type	Vendor / Payee	Amount
36-2017	05/17/2017	CH	CONWAY LAND TITLE COMPANY	\$30,250.00 *
36-2017	06/28/2017	NEG ADJ	CONWAY LAND TITLE COMPANY	-\$10,009.63
47-2017	06/28/2017	CH	CONCORD PAYROLL	\$130,776.27
48-2017	06/28/2017	CH	OH PUBLIC EMPLOYEES RETIREMENT SY	\$15,207.43
38820	06/28/2017	AW	ATWELL'S POLICE AND FIRE EQUIPMENT	\$1,128.43
38821	06/28/2017	AW	BACKTRACK--EMPLOYMENT SCREENING	\$173.00
38822	06/28/2017	AW	BOB'S GARAGE & TOWING SERVICE	\$225.00
38823	06/28/2017	AW	DOMINION EAST OHIO	\$131.84
38824	06/28/2017	AW	EWC MEDIA LLC	\$1,000.00
38825	06/28/2017	AW	GEAUGA MEDICAL CENTER	\$20.00
38826	06/28/2017	AW	THE ILLUMINATING COMPANY	\$2,109.85
38827	06/28/2017	AW	KEENEY SAND & STONE, INC.	\$57.40
38828	06/28/2017	AW	LAKE COUNTY CLERK OF COURTS	\$41.73
38829	06/28/2017	AW	LAKE HEALTH	\$9,727.00
38830	06/28/2017	AW	NEO ELECTRICAL SUPPLY CO	\$110.17
38831	06/28/2017	AW	TIME WARNER CABLE - NORTHEAST	\$202.33
38831	06/30/2017	AW	TIME WARNER CABLE - NORTHEAST	-\$202.33
38832	06/28/2017	AW	TRACTOR SUPPLY DEPT 30-1202587877	\$108.48
38833	06/28/2017	AW	MICHAEL A LERMAN	\$125.00
38834	06/28/2017	AW	OHIO PUBLIC EMPLOYEES DEFERRED CO	\$2,105.00
38835	06/28/2017	AW	SECURITY BENEFITS	\$2,128.56
38836	06/28/2017	AW	OH POLICE & FIRE PENSION FUND (OP&F)	\$18,651.59
38837	06/29/2017	AW	AT&T	\$38.98
38838	06/29/2017	AW	COUNTRYSIDE TRUCK SERVICE INC	\$2,914.31

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38839	06/29/2017	AW	CRILE ROAD HARDWARE	\$215.43
38840	06/29/2017	AW	DREAMSEATS LLC	\$1,272.45
38841	06/29/2017	AW	H & H PAPER REMOVAL AND PAINTING IN	\$6,880.00
38842	06/29/2017	AW	HEMLY TOOL SUPPLY INC	\$60.82
38843	06/29/2017	AW	THE ILLUMINATING COMPANY	\$837.69
38844	06/29/2017	AW	KEYBANK	\$586.08
38845	06/29/2017	AW	LOWE'S	\$351.35
38846	06/29/2017	AW	MELTON REPORTING	\$151.50
38847	06/29/2017	AW	SAM'S CLUB/GEMB	\$412.94
38848	06/29/2017	AW	SIEVERS SECURITY INC	\$453.50
38849	06/29/2017	AW	ADAM L. WHITE	\$1,014.28
38850	06/29/2017	AW	BONNIE KRASKA	\$46.32
38851	06/30/2017	AW	AQUA OHIO INC	\$100.00
38852	06/30/2017	AW	ARIS COMPANY	\$140.00
38853	06/30/2017	AW	AT&T U-VERSE	\$64.20
38854	06/30/2017	AW	HEMLY TOOL SUPPLY INC	\$118.09
38855	06/30/2017	AW	LAKE TRUCK SALES & SERVICE INC	\$1,263.57
38856	06/30/2017	AW	LOWE'S	\$37.77
38857	06/30/2017	AW	PINOT'S PALLETTE	\$27.00
38858	06/30/2017	AW	SHEPP ELECTRIC CO INC	\$19,900.00
38859	06/30/2017	AW	TIME WARNER CABLE - NORTHEAST	\$202.33
38860	06/30/2017	AW	JOCELYN DEANGELIS	\$300.00
38861	06/30/2017	AW	ROBERT IVANCIC	\$165.00
38862	06/30/2017	AW	ZANETTA BROWN	\$200.00
38863	06/30/2017	AW	FIFTH THIRD BANK	\$3,957.07
38864	06/30/2017	AW	MATTHEW S. SENYES	\$62.50
38865	07/05/2017	AW	ACTIVE PLUMBING SUPPLY CO	\$84.72
38866	07/05/2017	AW	AIRGAS USA,LLC	\$245.95
38867	07/05/2017	AW	CHAGRIN VALLEY AUTO PARTS (NAPA PV	\$264.70
38868	07/05/2017	AW	DJL MATERIAL & SUPPLY INC	\$960.00
38869	07/05/2017	AW	DOMINION EAST OHIO	\$31.52
38870	07/05/2017	AW	GLASSWORKS, INC	\$240.22
38871	07/05/2017	AW	ILLUMINATING CO (STREET LIGHTING)	\$11,086.39
38872	07/05/2017	AW	JEN'S CLEANING SERVICE	\$615.50
38873	07/05/2017	AW	LAKE COUNTY PROBATE COURT	\$114.00
38874	07/05/2017	AW	LAKE COUNTY TREASURER (SHERIFF'S	\$199,176.00
38875	07/05/2017	AW	MITCHELL CONSTRUCTION	\$3,500.00
38876	07/05/2017	AW	OH POLICE & FIRE PENSION FUND (OP&F)	\$452.88
38877	07/05/2017	AW	ADP INC	\$388.35
38878	07/05/2017	AW	CITY OF PAINESVILLE, UTILITIES OFFICE	\$126.60
38879	07/05/2017	AW	OSBORNE INC	\$59.21
38880	07/05/2017	AW	RW DESIGNS	\$276.25
38881	07/05/2017	AW	SIEVERS SECURITY INC	\$279.00
38882	07/05/2017	AW	TREASURER OF STATE OF OHIO	\$184.50
38883	07/05/2017	AW	OHIO CEMETERY ASSOCIATION INC	\$120.00
Total Payments:				\$433,796.09
Total Conversion Vouchers:				\$0.00
Total Less Conversion Vouchers:				\$433,796.09



Paul R. Malchesky, Chairman



Amy L. Dawson, Fiscal Officer

EXHIBIT A

RESOLUTION NO. 2017-16

SECTION XXI – INNOVATIVE SITE/PD OVERLAY DISTRICT

(All New Text)

21.01 Purpose	21.05 Accessory Uses, Buildings, and Structures
21.02 Overlay Area Established	21.06 Prohibited Uses
21.03 Definitions	21.07 Minimum Development Standards
21.04 Permitted Uses	21.08 Process for Plan Approval

21.01 Purpose

A. The Innovative Site/PD (“IS/PD”) Overlay District is created pursuant to the provisions of the Ohio Revised Code 519.021 for the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development. The IS/PD achieves this purpose by permitting flexibility of design in order to promote a unified development that:

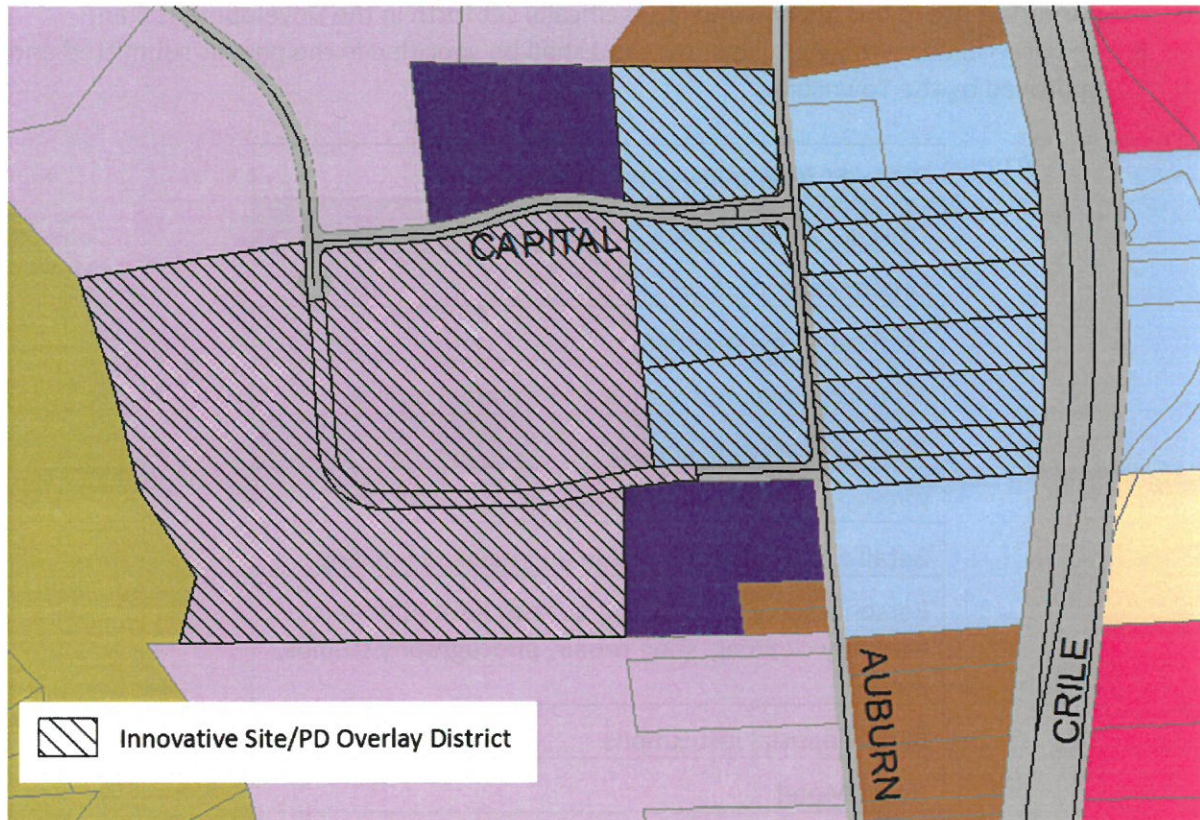
1. Creates a destination Town Center that reflects Concord Township and its focus on family and community;
2. Provides a walkable, bikable access to and from the Town Center;
3. Increases residential density adjacent to the Town Center to attract and retain growing populations in support of the Town Center;
4. Promotes coordinated development on properties with access to and impacted by the extension of Capital Parkway and its new intersections with the intent of maximizing the economic value and function of all properties in the district.;
5. Ensures efficient use and function of the new Capital Parkway infrastructure, including reduction of curb cuts and coordination of joint access among lots;
6. Requires site improvements which promote consistent and high quality function and appearance of the District; and
7. Promotes uses and development compatible with and supportive of the Concord Town Center Master Plan and its neighborhoods.

21.02 Overlay Area Established

The IS/PD is created pursuant to Section 519.021(C) of the Ohio Revised Code and encompasses, includes, overlays and rezones to the IS/PD the area shown on the IS/PD Overlay District Map, which map is attached hereto and incorporated herein as Figure 21.02-A, and is hereby adopted and to be included as part of the Concord Township Zoning Map. The existing zoning regulations and districts for such area shall continue to apply to all property within the IS/PD unless the Board of Township Trustees approves an Application of an owner of property to subject the owner’s property to the provisions of the IS/PD. Such an Application shall be made in accordance with the provision of Section 21.08 of the Concord Township Zoning Resolution and shall include a Development Plan in compliance with the provisions of Section 21.08 (C). Upon receiving such an Application and Site Plan, if the Concord Township Trustees

determine that the Application and Development Plan comply with the provision of this Section XXI and approves the Application, the Concord Township Trustees shall cause the zoning map to be changed so that the prior zoning district no longer applies to such property, with the property being thenceforth located in the IS/PD and subject to the regulations thereunder. An approval of an Application and Development Plan and the changing of the prior zoning district from the zoning map is a ministerial act and shall not be considered to be an amendment to the Concord Township Zoning Resolution.

Figure 21.02-A: IS/PD Overlay District



21.03 Definitions.

The following definitions shall apply to the terms that are used specifically in the Innovative Site/PD Overlay District. Otherwise, the definitions in Section V shall apply.

MIXED-USE BUILDING: As used in the Innovative Site/PD Overlay District, a building that is a minimum of two stories and that contains commercial on the first story, and may contain commercial, retail, office, civic or residential uses above, as permitted in this Resolution.

TOWNHOME: A dwelling unit having two or three stories, attached to similar dwelling units by one or two of its side walls extending from foundation or base of first floor to roof, and having exposed front and rear walls which are used for access, light, and ventilation. Townhomes shall be attached in groups of 2 to 6 dwelling units, with no other dwellings located above or below.

VERTICAL MULTI-FAMILY BUILDING(S): As used in the Innovative Site/PD Overlay District, a building containing no less than 10 dwelling units, nor more than 20 dwelling units, provided that each unit shares a party wall with its adjoining unit.

21.04 Principal Permitted Uses

- A. Permitted uses within the IS/PD Overlay District, as set forth in Table 21.04-A, may be permitted when approved by the Development Plan process in strict compliance with the approved Development Plan and standards, provided that each use is listed as a permitted use in this Section and is specifically set forth in the Development Plan.
- B. The precise use or type of use of the land shall be specified in the plan as submitted and approved by the Township.

Table 21.04-A PERMITTED USES
Offices & Professional Services
Urgent care/ medical clinic
Medical & dental office
Administrative, business & professional offices
Retail & Personal Services
Restaurant (table service)
Retail establishments within an enclosed building
Personal services including but not limited to hair care, dry cleaning, shoe repair, photography studios, etc.
Bank, financial institutions
Hotel/Motel
Business services including mailing and copy centers
Child or adult day care center
Microbrewery
Microdistillery
Entertainment/Recreation
Membership sports/fitness club
Studios for instruction
Indoor commercial recreation
Theater

Meeting/banquet facilities, clubs
Community Facilities
Library, museum
Community Center
Community Park
Neighborhood Park
Schools
Outdoor recreation
Church/place of worship
U.S. Postal Service
Government Facilities
Police and Fire Services
Dwellings
Townhomes
Vertical Multi-Family Building
Multi-Family dwelling units, located in a mixed-use building and above commercial only

- C. Use-Specific Requirements. The following requirements, in addition to all other applicable development standards, shall apply to the following specific uses:
1. Accessory Multi-Family Dwelling Structure Components. Any Multi-Family Dwelling structures located within the IS/PD may, if approved as part of the Development Plan, may be permitted to include the following accessory uses, so long as those uses are either wholly contained within the Multi-Family Dwelling structures or architecturally and operationally integrated into the Multi-Family Dwelling proposal. Such uses shall only be for the use of the residents only and shall be limited to a room or a small facility.
 - a. Exercise and Fitness Facilities
 - b. Personal and Laundry Services
 2. Home Occupations as set forth in Section 15.03(G), may be permitted.

21.05 Accessory Uses, Buildings, And Structures

- A. Accessory uses, as defined in Section V of this Resolution, may be permitted only when customary with and incidental or subordinate to and in association with a principal permitted use, and further provided that such accessory uses are specifically set forth in the Development Plan and approved as accessory use by the Township.

- B. Any accessory uses proposed as part of a Multi-Family Dwelling structure or Multi-Family Dwelling Component shall comply with the requirements of Section 21.04(C)(1) and this Resolution.
- C. In addition to those accessory uses that meet Section 21.05 (A), the following accessory uses may be approved within an IS/PD Overlay District:
 - 1. Outside dining
 - 2. Outdoor retail sales
 - 3. Fences and wall
 - 4. Parking areas
 - 5. Meeting and banquet facilities
 - 6. Swimming pools and tennis courts
 - 7. Trash receptacles
 - 8. Signs
 - 9. Gazebos
 - 10. Feature elements such as a tower, fountain, or similar use

21.06 Prohibited Uses

Uses not specifically authorized by the express terms of this Article of the Zoning Resolution shall be prohibited. The following uses shall be specifically prohibited:

- A. Uses not specifically approved by the Township as part of the Development Plan.
- B. Uses specifically prohibited in Section 6.02 of this Resolution.

21.07 Minimum Development Standards

The Development Plan shall comply with the following development standards:

- A. Development Area. The gross area of a tract of land proposed to be developed in the Innovative Site/PD shall consist of a minimum of four (4) acres, exclusive of right-of-way.
- B. Frontage, Setbacks and Yard Areas. The following setbacks, lot dimensions, and heights apply to all lots within the IS/PD Overlay District, unless specific building requirements are provided below.
 - 1. Frontage and Width. The minimum lot frontage and lot width may be varied to allow for a variety of structural designs.
 - 2. Building Height and Number of Stories. Maximum building heights and number of stories shall comply with the standards below:
 - a. Commercial building shall be a minimum of 2 stories above grade, with a maximum height of 60 feet.
 - b. Mixed-Use buildings shall be a minimum of 2 stories above grade, with a maximum height of 50 feet. The first floor of a mixed-use building shall have a minimum ceiling height of 14 feet.
 - c. Townhomes shall be two (2) or three (3) stories above grade, with a maximum height of 35 feet.
 - d. Vertical Multi-Family buildings shall be 3 or 4 stories above grade, with a maximum height of 50 feet.
 - e. Other principal building not specified above shall have a maximum height of 50 feet.

- f. Accessory buildings and structures shall have a maximum height of 35 feet.
3. Maximum Impervious Coverage. The maximum impervious coverage for a lot shall comply with the standards below:
 - a. 80% for mixed-use, commercial and office buildings
 - b. 70% for residential uses and other standalone buildings, including Civic
 4. Minimum Building Separation. 50 feet, unless stated otherwise
 5. Minimum Side Yard Clearance.
 - a. 50 feet abutting a residential use
 - b. 25 feet abutting a mixed-use or multi-family building
 - c. 20 feet abutting a townhome building
 6. Minimum Rear Yard Clearance.
 - a. 50 feet abutting a residential district
 - b. 20 feet abutting a non-residential district
 7. Mixed-Use, Commercial, or Office Building(s). For a mixed-use, commercial, or office building, the front building setback, as measured from a 60-foot right-of-way, varies depending on the street type it fronts upon. Front building setbacks shall be provided in accordance with the following. For public roads, right-of-ways could be up to 80 feet or as recommended by Lake County. The setbacks would be scaled to reflect similar proportions shown for the 60 foot right-of-way. Lots fronting on:
 - a. Auburn Road, Capital Parkway or Discovery Lane, or Any 2-way street with 45 degree angled parking on both sides: 24'-6"
 - b. Any 2-way with parallel parking on both sides: 14'-6"
 - c. Any 2-way with parallel parking on one side and angled parking on the other: 24'-6"
 - d. Any 2-way with parallel parking on one side and an event/public space on the other: 14'-6"
 - e. Any 1-way with 45 degree angled parking on both sides: 22'
 - f. Any 1-way with parallel parking on one side: 12'
 - g. Any 1-way without parking: 0'
 - h. Minimum building setback from a surface parking lot: 20'
 - i. Along I-44: 10'
 8. Townhome Building(s).
 - a. Front building setback is 10 feet
 - b. Rear yard clearance is 10 feet
 - c. Side yard between buildings is 20 feet
 9. Vertical Multi-Family Building(s). No two (2) vertical multi-family buildings may be directly adjacent to one another.
 - a. Front building setback is 30 feet
 - b. Rear yard clearance is 30 feet
 - c. Side yard clearance is 30 feet
 - d. Minimum distance between a vertical multi-family building and a townhome is 20 feet
- C. Riparian Setbacks. Development in the IS/PD shall conform to the riparian setback

regulations as set forth in Section XVII of this Resolution.

- D. Maximum Commercial Floor Area. The total floor area of a single retail business or single service business shall not exceed 50,000 square feet, unless approved as part of the Development Plan.
- E. Residential Density and Location.
1. Dwellings may be proposed within an IS/PD when in conjunction with commercial uses as set forth in Section 21.04, Permitted Uses.
 2. No more than 30% of the gross acreage of the IS/PD shall be used for housing that is not part of a mixed-use building. No more than 10% of the 30% shall be devoted to vertical multi-family housing, exclusive of townhomes and not part of a mixed-use building.
 3. When dwellings are proposed, the commercial structures shall be built first or concurrently with said housing.
 4. Housing shall be developed and maintained with significant professionally designed open space for use by the residents which is a visually prominent feature of the development, accessible to all residents, high quality in design and construction, and includes facilities for outdoor seating and walking.
 5. Housing shall be encouraged on sites which:
 - a. abut existing residential districts;
 - b. abut public spaces;
 - c. are adjacent to riparian setbacks, native landscapes, wetland mitigation, and stormwater management areas;
 - d. provide appropriate transitions between existing and proposed residential uses;
 - e. are located in functional proximity to amenities and surrounds which are supportive of the site as a residential location;
 - f. contribute to the viability of a redevelopment, that establishes a new use on a site together with a significant reinvestment in the site and its improvements;
 - g. do not dominate road frontages or major commercial facades; and
 - h. are located in the rear of deep lots which are less attractive for business use.
 6. Housing Structures and Densities. The following housing densities are permitted within the Innovative Site/PD:
 - a. Townhomes. Density shall not exceed 9 dwelling units per acre.
 - b. Multi-Family. Density shall not exceed 20 dwelling units per acre.
 7. Minimum square footage and unit size. Each dwelling unit shall have a minimum floor area and unit width, if specified, as provided below:
 - a. Townhome dwelling unit – 2,000 square feet (inclusive of 2-car garage)
 - b. Townhome dwelling unit widths may vary, but are subject to approval of the Zoning Commission and the Board of Trustees.
 - c. Vertical Multi-family Building dwelling unit – 1,500 square feet (2-3 bedroom)
 - d. Multi-family dwelling unit in a mixed-use building – 950 square feet

8. Buffering. Where proposed housing abuts an existing residential district not within the Innovative Site/PD the following shall apply:
 - a. the proposed development shall provide and maintain buffering features (large setbacks, landscaping, barriers, etc.) as required in Section 38.09; and
 - b. the proposed development shall have direct access for the majority of its traffic to a major road and shall not impose significant traffic impacts on the abutting residential district.
 9. Dwellings in a Mixed-Use Building. Dwelling units are permitted in a mixed-use building; however, such dwelling units shall not be located on the first floor.
- F. Parking. Surface parking should be located behind buildings, toward the interior of lots, and should be screened from view from adjacent streets. Structured parking should be placed to minimize impacts on surrounding development and be designed to be compatible — in terms of form, materials, and architectural style — with adjacent development. All parking and loading areas shall conform with the standards set forth in Section XXIX, unless specifically modified below.
1. On-Street Parking. In the IS/PD Overlay District front yard parking shall be on-street only. On-street parking shall be integral with the public right-of-way, and consist of 45 degree or parallel parking only. On-street parking spaces directly abutting the use may count toward the total number of required parking spaces.
 - a. Parallel Parking. Parallel parking spaces shall measure 12' wide by 25' long.
 - b. 45 Degree Parking. 45 degree parking spaces shall measure 9' wide by 22' long.
 - c. Width of roadway drive aisle. One-way traffic lanes shall measure 20' wide. Two-way traffic lanes, combined, shall measure 25' wide.
 - d. The duty to provide and maintain all on-street parking areas shall be the joint responsibility of the owner, operator, lessee and the roadway owner through a maintenance agreement, of the use for which the parking areas are required.
 2. Parking Decks and Garages. An above-grade parking deck and/or below grade parking garage may be provided to meet the required number of off-street parking spaces.
 - a. Below grade parking decks shall include no more than one level below grade.
 - b. The parking deck should be designed not to exceed the height of the adjacent buildings and shall aesthetically match the adjacent buildings in materials and design.
 - c. The above grade and/or below grade parking shall be designed as a signature element or feature to provide an appealing pedestrian access

to neighboring streetscapes and/or public spaces including adequate lighting, visibility, emergency call boxes, signage and ADA compliance.

- d. Striped sidewalks and crosswalks are required within above-grade or below-grade parking structures.

3. Number of Parking Spaces. The number of parking spaces shall comply with Section XXIX of this Resolution, except as modified herein.

- a. Townhome dwelling. Provide four (4) parking spaces per unit, of which two (2) shall be enclosed.
- b. Vertical Multi-family Building. Provide two (2) parking spaces per unit, of which one (1) space shall be enclosed. Also, provide one (1) off-street visitor parking space per unit.
- c. Multi-family in a Mixed-use Building. Provide two (2) parking spaces per unit, of which one (1) space shall be enclosed. Also, provide 0.5 off-street visitor parking space per unit as part of the commercial parking area.
- d. On-street parking cannot be used to satisfy parking requirements for multi-family or townhome dwelling units.

4. Vehicles, trailers, and other objects, equipment or structures owned or otherwise controlled by the site owner, lessee, or tenant of the site shall only be parked in garages or parking decks, and screened from public view.

- G. Streetscapes and Landscaping. Streetscapes and landscaping shall conform to Section XXXVIII of this Resolution, and the specific requirements provided herein. Refer to Appendix A of this Section for Streetscape Visualizations.

1. Mixed-Use, Commercial or Office Building Streetscapes. Streetscapes for a mixed-use, commercial, or office building shall facilitate safe and convenient circulation for both pedestrians and vehicles. Streetscapes shall include a 2ft. splash strip, a raised curb between a road and a planter, and 6ft. planter to create a comfortable buffer zone between pedestrians and vehicles. Twelve ft. wide sidewalks provide ample room for pedestrian circulation and sidewalk events and displays, and provide flexibility for outdoor cafe seating. Landscaping requirements for a mixed-use, commercial or office building shall provide the following features along streetscapes:
 - a. Planters with a minimum width of 6', or as approved, with a minimum overall square footage of 150 square feet per tree is required.
 - b. Planters shall cover a minimum of 70% of public and private street frontages or as approved.
 - c. Within the planter area, 2 inch plus caliper shade trees shall be planted along the streets and/or drive frontages at a rate of 1 tree per 25 linear feet.
 - d. Planters shall also include shrubs, perennials, ornamental grasses, and groundcovers no taller than 36" in height.

- e. Native plants and preservation of existing trees and plant materials are encouraged, as approved by a certified arborist.
 - f. Planter top of soil elevation shall match adjacent sidewalk. No mounding in at-grade planter areas are permitted.
 - g. Planters can be part of a larger stormwater processing solution as approved.
2. Mixed-Use Building Interior Landscaping. For mixed-use buildings, interior landscaping shall comply with the standards below.
- a. Provide public event, paved and green spaces for Mixed-Use buildings.
 - b. Public spaces should consist of preserved existing trees as approved by certified arborist or new landscape including trees and live groundcovers including shrubs, perennials, ornamental grasses, groundcovers and lawns.
 - c. Native species are encouraged.
 - d. Integrate interior landscape areas with adjacent walkways, plazas and features.
 - e. Should be designed to complement streetscape design.
3. Multi-Family and Townhome Streetscapes. Thoughtful streetscape designs for Townhomes and Multi-Family buildings will facilitate safe and convenient circulation for both pedestrians and vehicles. Streetscapes shall include a 6ft. planting area, and 6ft. sidewalk. Within the planting area the following shall be provided:
- a. Trees shall be provided at a rate of 1 tree per 25 linear feet with a minimum 150 square feet of planter area per tree.
 - b. Live groundcover including shrubs, perennials, ornamental grasses, groundcovers and/or lawn.
 - c. Native plants are encouraged.
 - d. Bioswales, as approved.
4. Street trees within close proximity to drives and intersections shall be regulated as follows:
- a. Street trees must be at least 30' from the ROW line or property line on the side of the street intersection closer to an automobile drive ("near side").
 - b. Street trees must be at least 20' from the ROW line or property line on the street intersection farther to an automobile drive ("far side").
 - c. Street trees must be at least 20' from the edge of an alley, private drive access or commercial drive on the side of the street intersection closer to an automobile driver ("near side").
 - d. Street trees must be at least 10' from the edge of an alley, private drive access or commercial drive on the side of the street intersection farther to an automobile driver ("far side").
 - e. Street trees must be at least 10' from the edge of a residential drive on the side of the street intersection closer or farther to an automobile drive ("near side" or "far side").

5. Development Plans should incorporate riparian setbacks, wetland mitigation, native landscaping and stormwater management as a landscape and community feature for recreation and entertainment purposes, as allowed by Ohio law.
- H. Lighting. Outdoor lighting, including streetscape lighting, shall comply with the standards in Section 37.06 of this Resolution, in addition to the following:
1. The lighting plan shall be an overall comprehensive design prepared by a licensed electrical engineer.
 2. Plan shall include appropriate lighting of outdoor public spaces and architectural elements.
 3. Lighting should comply with International Dark-Sky Association basics including the following: only be on when needed; only light the area that needs it; be no brighter than necessary; minimize blue light emissions; and be fully shielded (pointing downward).
- I. Design Standards. Buildings, structures and uses in the Innovative Site/PD Overlay District shall comply with the standards in Section XXXVII of this Resolution.
- J. Signage. Signage shall conform with the standards set forth in Section XXX of this Resolution, unless specifically modified below.
1. A detailed signage plan shall be submitted including wayfinding.
 2. There shall be no freestanding signs within the Innovative Site/PD, unless approved as part of the development plan.
 3. Basic directional signage may be approved on a case-by-case basis.
- K. Fences. Fences in the IS/PD shall comply with the standards in Section 38.10 of this Resolution, except as specifically modified below.
1. For a mixed-use or commercial/office building, the only fences permitted are temporary 36-inch ornamental fencing. Said fences may be allowed for defining dining, seating and gathering areas.
 2. For other buildings, fences are only permitted as approved in the development plan.
- L. Maintenance of Unimproved Areas. When any part of a lot has been improved with a building, parking, drive, or other surface improvement, then the owner shall maintain all unimproved parts of the lot by regular mowing and removal of litter and dumped materials. Unimproved areas shall not be used for storage of equipment or any other objects or materials unless approved for a defined period of time in the zoning permit. Where a large portion of a lot, specifically identified on the zoning permit, is intended to remain unimproved for an undetermined period of time, mowing of frontage areas and areas abutting other improved lots, and litter/dumping/waste removal is required.

21.08 Process For Plan Approval

All applications to submit property to the Innovative Site/Planned Development District regulations shall follow the following procedures.

- A. Pre-Application Conference. The applicant is required to meet with the Zoning Inspector, Zoning Commission and Township Trustee(s), and other staff from the Township and County as deemed appropriate, prior to submitting an application and

development plan for an IS/PD Overlay District. The applicant shall make a request to the Zoning Inspector for such conference, who will coordinate setting up the meeting for a mutually agreeable time.

1. The purpose of the meeting is to allow the applicant to discuss and present their initial concepts and plans for the proposed Innovative Site/PD. Additionally, such meeting provides for the opportunity for the Township to discuss the requirements of this Section.
2. To aid in the discussion, the potential applicant shall prepare a concept plan, drawn approximately to scale, showing the relationship of the development to surrounding properties, location of buildings, and parking areas, internal circulation patterns, proposed size of buildings and uses to be included in the development.
3. No statement or action by Township or County officials made during such informal meeting, shall be construed to be a waiver of any legal obligation of the Application or of any procedure or formal approval required by Township or County statutes or rules.

B. Formal Application and Development Plan. The applicant shall prepare and submit fifteen (15) copies of an Application and Development Plan, along with an electronic copy and all applicable fees to the Zoning Inspector. The application shall be signed by the applicant and all owners of the property included in the Application and the Development Plan. All plans shall be dimensioned, to a legible scale and reference the existing boundary, and shall bear the seal of a registered engineer or surveyor and an architect or landscape architect, each of whom shall be licensed to practice in the State of Ohio. The Development Plan shall include in text and map form the following:

1. Proposed name of the development and its location.
2. Names, addresses and telephone numbers of applicant, owners and developers.
3. Date, north arrow and Plan scale. Scale shall be one inch equals one hundred feet (1"= 100') or larger scale.
4. A list, description and location of the precise uses proposed for the development and phases for construction, if any. Any listed use may be limited to specific areas delineated in the Development Plan. If the proposed timetable for development includes developing the property in phases, all phases to be developed after the first shall be fully described in textual form in a manner calculated to give Township officials definitive guidelines for approval of future phases.
5. Locations, widths and names of all existing public streets or other public ways, railroad and utility rights of way or easements, parks and other public Open Spaces, permanent structures, and section and corporation lines within or adjacent to the tract.

6. Existing sewers, water mains, culverts and other underground facilities within the site, adjacent to the site or that will be used or are proposed to be used in developing the site, indicating pipe sizes, grades and locations.
7. The adjoining lines of adjacent tracts, parcels or lots.
8. A grading plan, showing all information pertaining to surface drainage.
9. A proposed utility plan.
10. Public right-of-way and roadway improvement and infrastructure plans.
11. Layout of proposed streets, private or public, including their names and rights of way, easements, sewers, water lines, culverts and other major improvements.
12. Layout, numbering and dimensions of lots if more than one.
13. The total amount of impervious coverage, proposed by the Application and Development Plan.
14. Building locations depicting the bulk, height and spatial relationships of building masses with adjacent development.
15. Parcels of land intended to be dedicated or temporarily reserved for public use or reserved by deed covenant with the condition proposed for such covenant or dedication.
16. All setbacks with dimensions, including riparian setbacks.
17. Intended measures to screen the development from adjacent residentially zoned property as well as measures to screen rooftop mechanical equipment, production areas, service areas, storage areas, trash containers and loading zones from view.
18. Accommodations and access for emergency and fire-fighting apparatus.
19. Layout, location, dimensions and architectural features of proposed structures including preliminary floor plans, exterior elevations and sections.
20. Building elevations, all sides of each proposed building, showing the following: building materials and colors; any mechanical equipment, boxes, or meters attached to the building; detailed elevations of dumpster enclosure(s).
21. Color rendering of buildings(s), complete with a listing of all colors, including current Pantone Reference Numbers or, if Pantone is not available, the manufacturer's reference/serial number with samples and materials to be used.
22. A parking demand study and traffic impact study for the proposed development.
23. A detailed Parking and Loading Plan showing layout, location and design of parking and loading areas for all proposed uses, including proposed number of parking and loading spaces, traffic circulation, curb cuts, pedestrian walks and lane improvements on existing public roads.
24. A detailed Landscape Plan shall be submitted with the Development Plan and shall be subject to approval as part of the Development Plan. It shall depict and identify all proposed landscaping features.
25. A detailed Signage and Wayfinding Plan indicating location, type, and dimensions shall be submitted with the Development Plan and shall be subject to approval as part of the Development Plan.

26. A detailed Electrical site and Lighting Plan shall be submitted with the Development Plan and shall be subject to approval as part of the Development Plan.
 27. The ability of the applicant to carry forth this Plan by control of the land and the engineering feasibility of the Plan.
 28. Engineering feasibility studies of any anticipated problems which may arise due to the proposed development as required by the Zoning Commission.
 29. The plan or mechanism to provide for the perpetual maintenance of all landscaping, buffers and shared parking areas by the ultimate owner and/or user.
 30. A detailed plan of existing environmental conditions and methods(s) of compliance including but not limited to wetland mitigation, etc.
 31. General outline of deed restrictions, protective covenants, and other statements of devices to be used to control the use, development and maintenance of the land, and improvements including those areas which are to be commonly owned and maintained.
 32. Projected schedule of site development. If the project is to be carried out in phases, a phasing plan and proposed implementation timeline shall be submitted and shall be subject to approval as part of the Development Plan.
- C. The application shall be accompanied by a Development Plan as detailed in Section 21.08 (B) and the following supporting information and documentation in text and map form shall also be submitted:
1. A written explanation of the general character of the project and the manner in which it is planned to take advantage of the flexibility of these regulations and a statement of the applicant's intention with regard to future selling, renting, leasing of all or any portion of the IS/PD, and the rationale behind the assumptions and choices made by the applicant.
 2. A survey plat and legal description signed by a registered Ohio surveyor showing the existing conditions of the site.
 3. Existing zoning restrictions and deed restrictions, if any.
 4. Existing topography, drainage channels, wooded areas, watercourses, wetlands and other significant physical features.
 5. A market analysis indicating projected market for proposed project.
 6. Other supplemental information, as may be reasonably required by the Concord Township Zoning Commission or Board of Trustees, in order to determine compliance with this Zoning Resolution.
 7. The applicant may request deviations from the development standards set forth in this Section XXI, except standards for maximum density. An applicant making such a request shall specifically and separately list each requested deviation and the justification therefore on the Development Plan submittals, with a request that the proposed deviation be approved as part of and as shown on the

Development Plan. In approving a deviation from these standards, the Zoning Commission and Township Trustees must find that:

- a. The proposed alternative achieves the purposes of the IS/PD district to the same or better degree than the subject standard;
 - b. The proposed alternative achieves the goals and intent of this resolution and the comprehensive plan to the same or better degree than the subject standard;
 - c. The proposed alternative results in benefits to the township that are equivalent to or better than compliance with the established standard.
- D. Review for Completeness. The Zoning Inspector, or his/her designated representative shall, within ten (10) days of receiving the Application materials and required fee, review the application to determine the accuracy and compliance with the applicable regulations and submission requirements. If the application is deemed insufficient, the Zoning Inspector shall notify the applicant of necessary changes. When the application is deemed complete the Zoning Inspector shall officially accept the application, and shall notify the Zoning Commission and Board of Trustees of said request for an IS/PD.
- E. Plan Distribution. The Zoning Inspector may distribute the application and site plan to the following for review and comment.
1. Regulatory agencies that have statutory authority to subsequently review and approve any aspect of the development.
 2. Other agencies which, at the discretion of the Township, may have appropriate technical advice.
 3. Appropriate local Township officials and departments.
 4. Appropriate professional consultants retained by the Township.
- F. Zoning Commission Review of Development Plan. After receipt of the completed Application materials and required fees, the Zoning Commission shall review the proposed plan and any submitted reports or comments in a public meeting within forty-five (45) days after the filing of the complete application. The Zoning Commission shall review each application and plan in accordance with the review criteria set forth in Section 21.08 (I). In addition, the boards shall review each application and plan subject to the regulations set forth in Section XXXVII, Design Standards.
- G. Zoning Commission Recommendation to Trustees. The Zoning Commission shall make a recommendation to the Trustees that:
1. The Application and Development Plan should be approved as submitted; or
 2. The Application and Development Plan should be approved as modified by the Zoning Commission; or
 3. The Application and Development Plan should be denied.
- H. Trustee's Review of Development Plan. Upon the receipt of the recommendation from the Zoning Commission, the Trustees shall schedule the application and development

plan to be reviewed at their next public meeting.

1. The Board of Trustees shall render a decision within twenty (20) days after the conclusion the public meeting(s).
 2. The Trustees can either adopt, modify or deny the recommendation of the Zoning Commission. In the event the Board denies or modifies the recommendation of the Zoning Commission, a majority vote of the Board shall be required.
- I. Basis of Approval. The Zoning Commission and the Trustees shall consider the standards set forth in Section 36.07, and the following guidelines and standards set forth herein when determining whether or not to approve an Application and Development Plan for an IS/PD. An IS/PD:
1. Shall include a mix of retail, service, office, and entertainment businesses together with complementary residential, cultural and civic uses by neighborhood as identified in the 2016 Concord Town Center Master Plan.
 2. Shall promote a development which is unique in character as a result of a more compact, dense, and intensive form of development than is typical in Concord Township without harming the historic, existing community character
 3. Shall present a high quality of professionally-designed and coordinated buildings and/or public areas, pedestrian amenities, landscaping and other features
 4. Shall include one or more public spaces such as parks, plazas, and other community gathering areas developed with attractive amenities such as landscaping, water features, walking and seating amenities, and the like.
 5. Shall incorporate Riparian Setbacks as required per Section XVII of this Resolution, as well as wetland mitigation, native landscaping and stormwater management as overall design features in public spaces.
 6. Shall create a location that is easily accessible by automobile but provides an environment attractive to, friendly for, and dominated by pedestrian activity.
 7. Shall maximize the benefits of public investment in infrastructure, notably the extension of Capital Parkway and interconnection from Auburn Road to Crile Road through a new interchange at SR 44;
 8. Shall contribute to increasing the Township's non-residential tax base by creating a new, intensive and healthy business environment that attracts economic development through new investment or redevelopment.
 9. May create the potential for unique housing opportunities located in the District, benefitting from and contributing to its diversity, viability and value.
 10. Shall contribute to implementing the Town Center strategies set forth in the 2006 Auburn-Crile Business Corridor Study, the 2015 Comprehensive Plan Update, and the 2016 Concord Town Center Master Plan.
 11. Shall have no greater negative impacts on adjacent properties or public rights-of-way than a conventional development, shall not impede fire and police protection, and shall not compromise any other public interest, taking into account mitigating features or commitments included in the proposed development that may address such impacts.

J. Effect of Approval.

1. If the Board of Trustees make a final determination that the Application and Development Plan complies with this Section XXI, the Concord Township Trustees shall cause the zoning map to be changed so that the underlying zoning district no longer applies to such property, with the property being thenceforth located in the IS/PD and subject to the regulations thereunder.
2. The approval of the Development Plan shall be effective for a period of three (3) years (or for such other time period as may be approved as part of the Development Plan) in order to allow for the preparation and recording of a subdivision plat (if required under applicable law) and the commencement of construction following the issuance of a zoning permit(s).
3. If no plat has been recorded within this approval period (or, if platting is not required, if construction has not commenced) and unless the Board of Trustees approves an extension of this time limit, the Development Plan shall expire. Upon the expiration of a Development Plan, the subject parcel(s) shall remain zoned IS/PD, but no use shall be established or changed and no building, structure or improvement shall be constructed until an Application for a new Development Plan, accompanied by a new Development Plan, has been filed with and approved by the Township using the procedures and process then established for the approval of an initial Development Plan.
4. No zoning permit shall be issued for any structure in any portion of an IS/PD for which a plat is required by the Lake County Planning Commission unless the final subdivision plat for that portion has been approved by the applicable platting authorities and recorded with the Lake County Recorder in accordance with the approved Development Plan and with the Subdivision Regulations of Lake County, Ohio.
5. An extension of the time limit for the commencement of construction may be granted by the Trustees upon Application of the owner(s), provided the Trustees determines that such an extension is not in conflict with the public interest, that there is a legitimate purpose and necessity for such extension, and that the applicant shows evidence of a reasonable effort toward the accomplishment of the completion of the development of the project.

K. Phased Developments. Upon the approval of an Application and Development Plan for an IS/PD district that contains a phasing plan for construction, all future phases and their development plans shall be filed with and approved by the Township using the procedures and process then established for the approval of an initial Development Plan as outlined in Section 21.08.

L. Modifications to an Approved Development Plan.

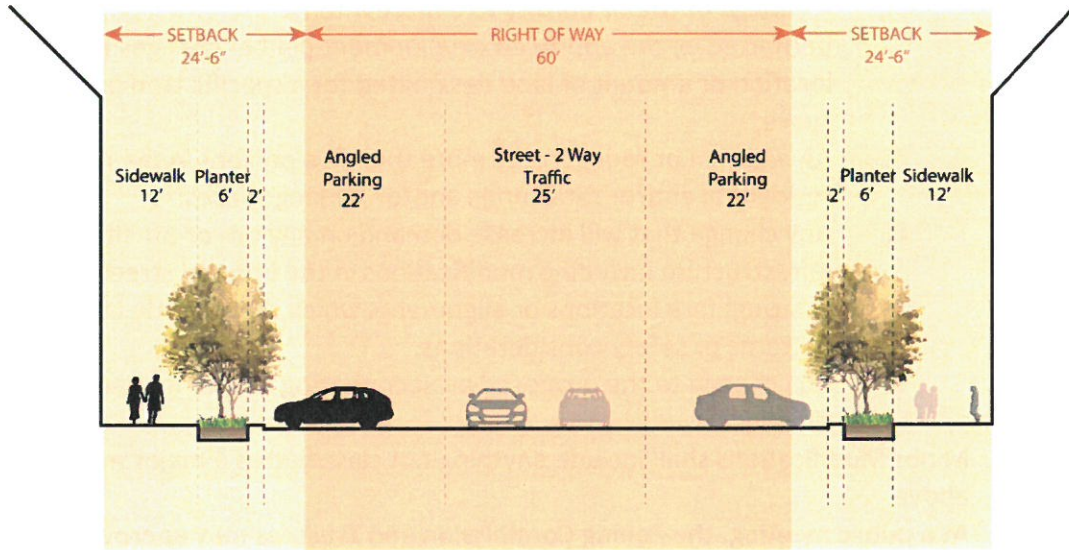
1. Any deviations or alterations from the approved development plan are prohibited, except as approved by the Zoning Commission and the Trustees.
2. Upon determination that alterations to the approved plan are necessary, the applicant shall immediately notify the Zoning Inspector, and provide a written request, itemizing the proposed changes.
3. If the changes are classified as minor, the Zoning Inspector shall review and make a decision on the proposed changes. If the changes are classified as major,

the Zoning Commission and Trustees shall review and make a decision on the proposed changes.

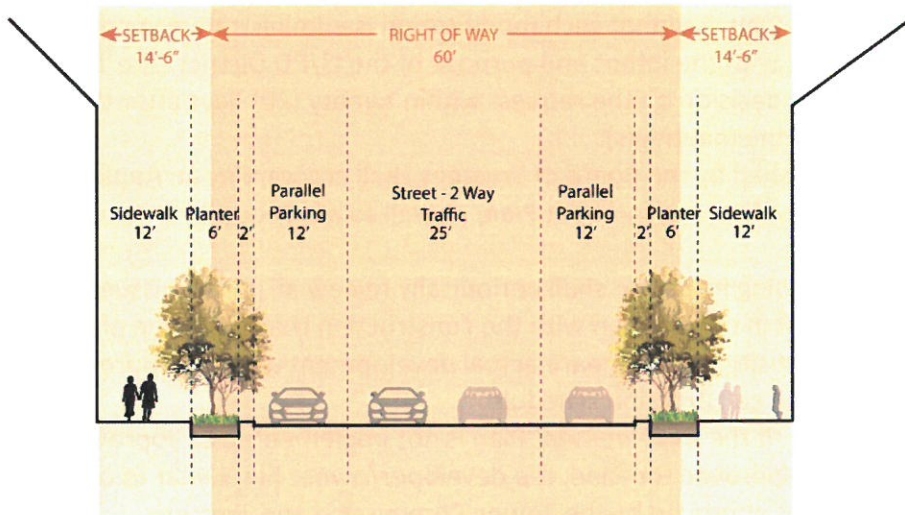
4. The proposed modifications shall be classified as minor or major modifications based on the following:
 - a. Major Modifications shall include, but are not limited to, changes to the approved plan that involve:
 - i. A change of use or density to a more intense use or density than permitted by the approved development plan or changes to the location or amount of land designated for a specific land use or open space;
 - ii. An addition or reduction of more than five percent in the number residential and/or retail units and/or parking spaces;
 - iii. Any change that will increase demand on any on- or off-site infrastructure including modifications in the internal street and thoroughfare locations or alignments which significantly impact traffic patterns or safety considerations.
 - iv. Any change to the proposed project phasing and/or implementation timeline.
 5. Minor Modifications shall include anything not classified as a major modification above.
 6. At a public meeting, the Zoning Commission and Trustees may approve major modifications to the approved Development Plan without being subject to the same procedures as the original Application. Any approval may be with such conditions or modifications as the Township may determine. The request for modification may be approved upon a showing of a compelling reason and necessity for the same and upon a showing that the owner(s) has made reasonable and diligent efforts toward the accomplishment of the original Development Plan, and that such modification is administrative in nature and not in conflict with the intent and purpose of the IS/PD District. The Trustees shall render a decision on the request within twenty (20) days after the conclusion of the meeting(s).
- M. Fees. A fee as established by the Board of Trustees shall accompany an Application requesting approval of the Development Plan, as well as any request for extension or modification.
- N. Enforcement. The Zoning Inspector shall periodically review all permits issued for the planned development in conjunction with the construction that has taken place on the planned development site, and compare actual development with the approved development plan and construction schedule.
- O. Failure to Implement. If the Development Plan is not implemented as approved and/or modified within the approved timeline, the developer/owner has 1 year to complete implementation, or as approved by the Zoning Commission and Trustees.

Appendix A: Streetscape Visualization

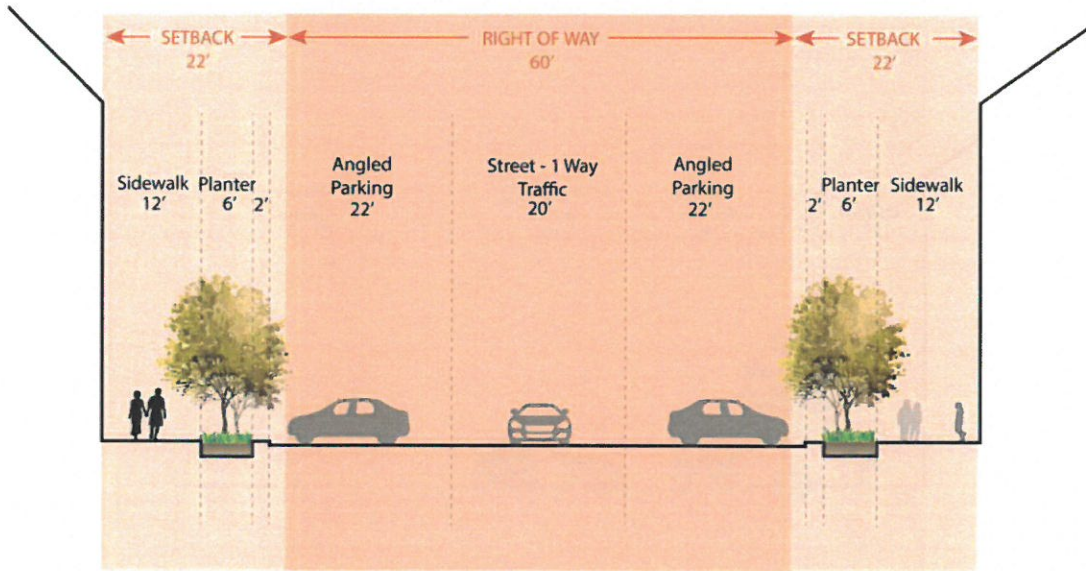
Mixed-Use and Commercial Building Streetscapes



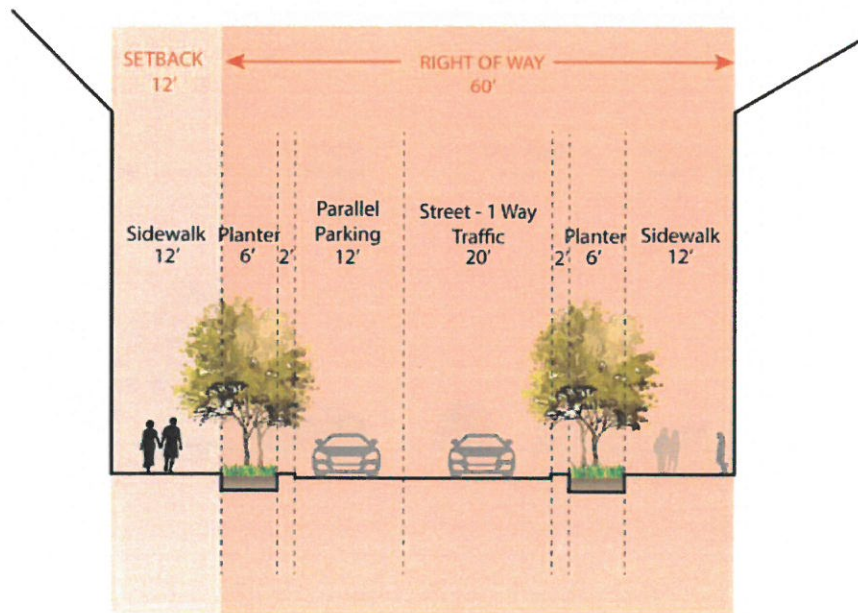
A - MIXED USE - 2 WAY TRAFFIC - ANGLED PARKING



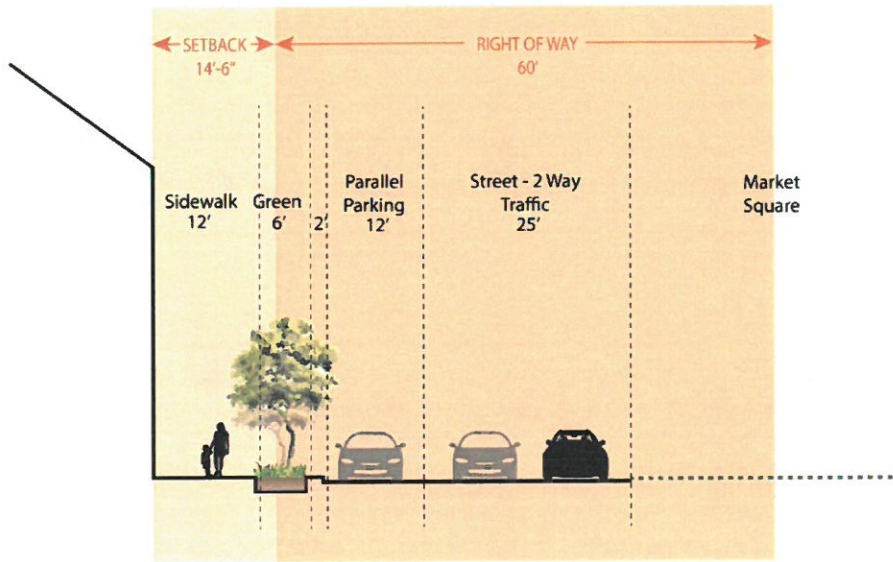
B - MIXED USE - 2 WAY TRAFFIC - PARALLEL PARKING



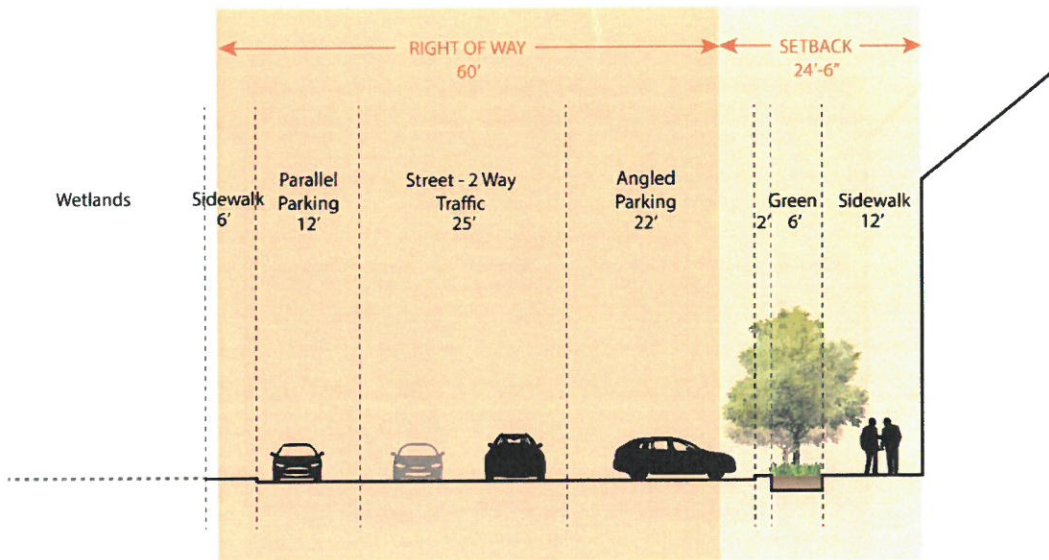
C - MIXED USE - 1 WAY TRAFFIC - ANGLED PARKING



D - MIXED USE - 1 WAY TRAFFIC - PARALLEL PARKING + NO PARKING

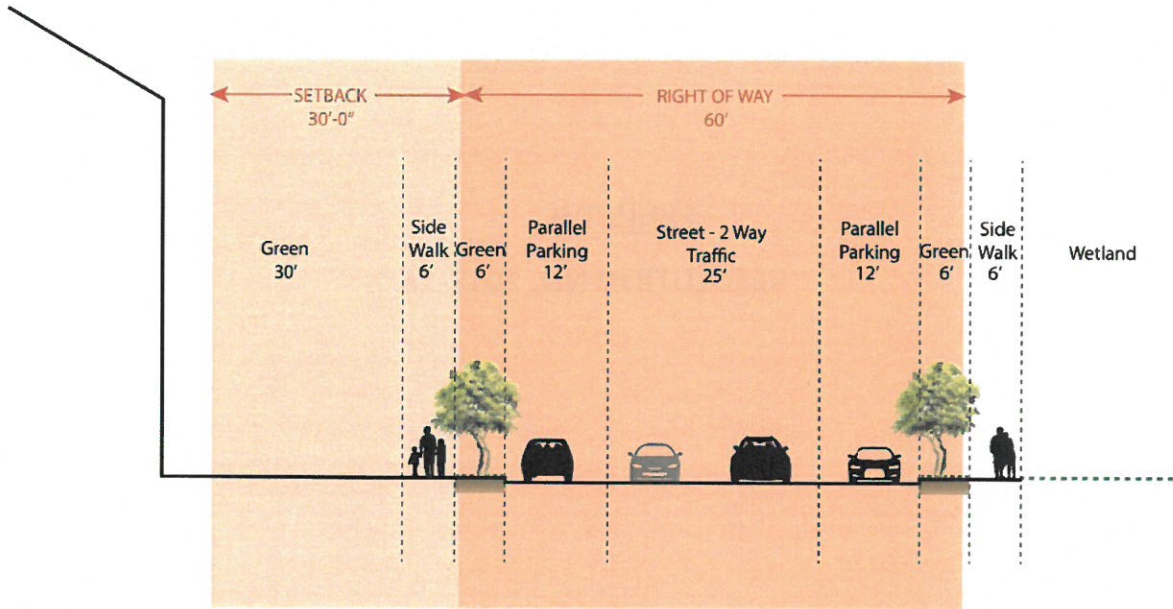


E - MIXED USE - 2 WAY TRAFFIC - MARKET SQUARE

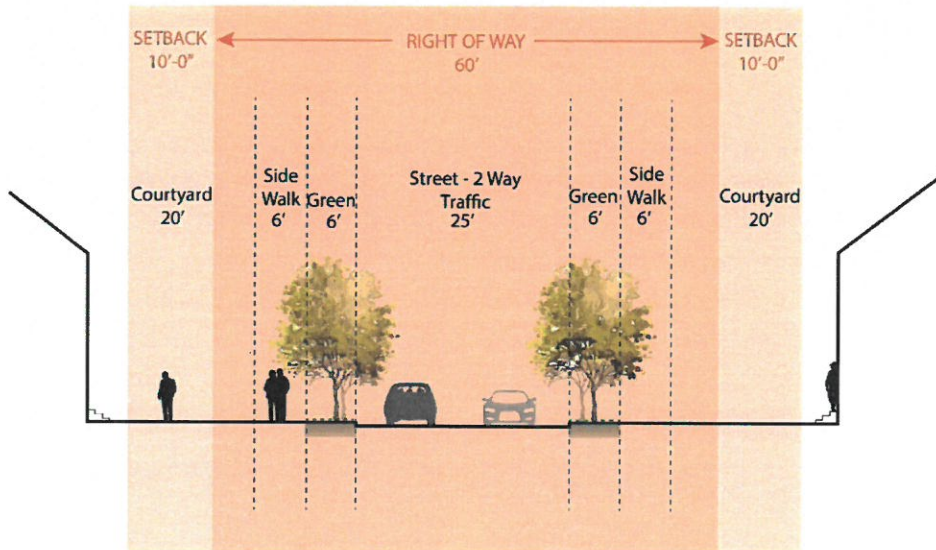


F - MIXED USE - 2 WAY TRAFFIC - WETLANDS BOUNDARY

Townhome and Multi-Family Building Streetscapes



G - MULTIFAMILY - 2 WAY TRAFFIC



H - TOWNHOMES - 2 WAY TRAFFIC

EXHIBIT B

RESOLUTION NO. 2017-16

SECTION XIII - CONDITIONAL USE PERMIT

- 13.01 Conditional Use Definition
- 13.02 Conditional Use Permit Definition
- 13.03 Purpose
- 13.04 Contents of the Application For A Conditional Use Permit
- 13.05 General Standards Applicable To All Conditional Uses
- 13.06 Surface Extraction Of Sand, Gravel, Or Other Earth Materials
- 13.07 Residential Care Facilities, Nursing Homes, Homes for the Aging, and Hospice Care Facility
- 13.08 Child or Adult Day Care Center
- 13.09 Church/Place of Religious Worship
- 13.10 School
- 13.11 College/University
- 13.12 Library, Museum and Community Center
- 13.13 Arboretum and Camp
- 13.14 Community Parks and Playgrounds
- 13.15 Neighborhood Parks
- 13.16 Adult Group Homes
- 13.17 Drive-thru Facilities
- 13.18 Wireless Telecommunication Facilities
- 13.19 Research and Development Labs
- 13.20 Restaurant (counter service)
- 13.21 Garden or Nursery Retail Sales (non-wholesale)
- 13.22 Veterinary Service
- 13.23 Funeral Services
- 13.24 Bed and Breakfast
- 13.25 Gas Stations
- 13.26 Car Wash
- 13.27 Motor Vehicle Dealers (new/pre-owned), including recreational & motorcycle
- 13.28 Automotive Services (including instant oil change)
- 13.29 Construction and Equipment Sales and Rental
- 13.30 Meeting/Banquet Facilities, Clubs
- 13.31 Hospital
- 13.32 Outdoor Storage and/or Display in association with a permitted or conditional use
- 13.33 Outside Dining
- 13.34 Retail in association with a permitted or conditional use
- 13.35 Microbrewery/Microdistillery
- ~~13.36 Innovative Site/PD~~

13.01 A **CONDITIONAL USE** is a specifically listed use provided for in this Zoning Resolution which is not otherwise permitted in any zoning district but which may be permitted by the Board of Zoning Appeals under conditions set forth in this Zoning Resolution in accordance with Section 519.14 of the Revised Code of Ohio. (3/23/1976; Amended 5/20/2000)

13.02 A **CONDITIONAL USE PERMIT** is a permit granted by the Board of Zoning Appeals and issued by the Zoning Inspector for the use of land, buildings and other structures not otherwise permitted in any zoning district, under conditions and stipulations set forth in this Zoning Resolution.

A. In its consideration of an application for a Conditional Use Permit, the Board of Zoning Appeals

- A. Such retail area shall be conducted and entered only from within the principal building.
- B. The floor area attributable to the retail area shall not exceed 25% of the total floor area of the principal building.
- C. Sufficient parking shall be provided to accommodate the retail space, in addition to the required parking for the principal use, in accordance with the space requirements outlined in Section XXIX of this Resolution.
- D. Signage proposed for the retail space shall conform to the applicable requirements set forth in Section XXX of this Resolution.
- E. Any other conditions that the Board of Zoning Appeals deems reasonable and necessary to carry out the purpose and intent of the RD-2 District.

(All of Section 13.34 - 1/6/2012, except as noted)

13.35 MICROBREWERY or MICRODISTILLERY shall be conditionally permitted in the C, Capital District in compliance with the following:

- A. A microbrewery or microdistillery shall include a restaurant and/or bar associated with the microbrewery or microdistillery, located in the same building, said restaurant and shall constitute not less than twenty percent (20%) of the total floor area of the business.
- B. The application for a microbrewery or microdistillery shall include information addressing potential impacts of the use and impacts upon other uses in the area. Impacts to be addressed include, but are not limited to, truck traffic, odors, water demand, and waste disposal.

(All of Section 13.35 – 2/6/2015)

~~13.36 INNOVATIVE SITE/PD shall be conditionally permitted in the C, Capital District in compliance with the following:~~

- ~~A. Purpose. The Innovative Site/PD shall provide opportunities for owners of properties located within the C District to request site approval as planned developments. This shall be accomplished through design and review of creatively planned site developments which contribute to the objectives of the C District, to the value of the district and surrounding properties, and which include unique site features or values consistent with the standards below.~~
- ~~B. Procedure. Any owner of property located within the C District may apply to the Board of Zoning Appeals for Innovative Site/PD as a conditional use. The applicant(s) shall submit the following information:~~
 - ~~1. A conditional use permit application as required at Section 13.04.~~
 - ~~2. A site plan as required in Section XXXVI.~~
 - ~~3. Other documents and exhibits as necessary to describe the features of the proposed sites, use(s), or development and the manner in which they comply with the~~

standards set below.

C. ~~Guidelines and Standards. In addition to the C District Standards set forth in Section 22.10, the following guidelines and standards shall be applied in designing an Innovative Site/PD and shall be used in the review of the site plan application in addition to the site plan requirements set forth in Section XXXVI. An Innovative Site/PD:~~

1. ~~Shall contain a minimum of four (4) acres. Land shall be in one ownership, or if in several ownerships, the parcels shall be contiguous. The application shall be filed jointly by all owners of the contiguous parcels included in the proposed Innovative Site/PD.~~
2. ~~May include a mix of retail, service, office, and entertainment businesses together with complementary residential, cultural and civic uses as listed in the following table. Any conditionally permitted use proposed within the Innovative Site/PD at the time of application or after final site plan approval shall be reviewed by the Board of Zoning Appeals through the conditional use process set forth in section XIII.~~

USE TABLE	Innovative Site/PD
Offices & Professional Services	
Urgent care/ medical clinic	P
Medical & dental office	P
Administrative, business & professional offices	P
Retail & Personal Services	
Restaurant (table service)	P
Restaurant (counter service)	C
Retail establishments within an enclosed building	P
Personal services including but not limited to hair care, dry cleaning, shoe repair, photography studios, etc.	P
Bank, financial institutions	P
Bed and breakfast	C
Hotels/Motels	P
Business services including mailing and copy centers	P
Child or adult day care center	C
Microbrewery	C
Microdistillery	C

Entertainment/Recreation	
Membership sports/fitness club	P
Studios for instruction	P
Indoor commercial recreation	P
Theater	P
Meeting/banquet facilities, clubs	P
Community Facilities	
Library, museum	P
Community Center	P
Outdoor recreation	E
Church/place of worship	E
U.S. Postal Service	P
Government Facilities	P
Police and Fire Services	P
Dwellings	
Townhouses— specific locations as approved within an Innovative Site/PD	E
Live/Work Units— specific locations as approved within an Innovative Site/PD	E
Accessory Uses	
Outside dining	E
Drive thru facility in association with a permitted or conditional use	E
Child or adult care	E
Restaurant/cafeteria or pharmacy in association with a permitted or conditional use when conducted and entered only from within the principal building	A
Meeting/banquet facilities (accessory)	A
Swimming pools, tennis courts (private)	A
Accessory Buildings	A
Off street parking and loading areas	A
Fences, walls, decks, landscape features	A
Trash receptacles	A

Signs	A
Other permitted accessory uses as specified in Section 22.07.E.	A
<u>Notes to Table:</u> P=Permitted Uses C=Conditional Use A=Accessory Use	

- ~~3. May promote a development which is unique in character as a result of a more compact, dense, and intensive form of development than is typical in Concord Township without harming the historic, existing community character;~~
- ~~4. Shall present a high quality of professionally designed and coordinated buildings and/or public areas, pedestrian amenities, landscaping and other features.~~
- ~~5. May include one or more public spaces such as parks, plazas, and other community gathering areas developed with attractive amenities such as landscaping, water features, walking and seating amenities, and the like;~~
- ~~6. May create a location which is easily accessible by automobile but provides an environment attractive to, friendly for, and dominated by pedestrian activity;~~
- ~~7. Shall maximize the benefits of public investment in infrastructure, notably the extension of Capital Parkway and interconnection from Auburn Road to Crile Road through a new interchange at SR 44;~~
- ~~8. Shall contribute to increasing the Township's non-residential tax base by creating a new, intensive and healthy business environment which attracts economic development through new investment or redevelopment;~~
- ~~9. May create the potential for unique housing opportunities located in the District, benefitting from and contributing to its diversity, viability and value.~~
- ~~10. Shall contribute to implementing the Town Center strategies set forth in the 2006 Auburn-Crile Business Corridor Study and the updated Township Comprehensive Plan.~~
- ~~11. Shall have no greater negative impacts on adjacent properties or public rights of way than a conventional development, shall not impede fire and police protection, and shall not compromise any other public interest, taking into account mitigating features or commitments included in the proposed development which may address such impacts.~~
- ~~12. May include flexible standards for building setbacks, or other features generally required in the District as outlined below:~~
 - ~~a. Side and rear yard setbacks shall not be less than ten (10) feet.~~
 - ~~b. Buildings on the same lot may be constructed with zero (0) foot separation where suitable provisions for access, safety, maintenance, and other functional considerations have been addressed.~~

- ~~c. Front setbacks may be reduced to five (5) feet where retail storefronts, restaurants, personal or business service uses, dwelling entries, and related uses abut public walkways in a comprehensively designed pedestrian-oriented environment.~~
- ~~d. All other lot, yard, and building requirements not noted in this Section shall comply with the standards for the C-District set forth in Table 22.04~~

~~13. Shall be consistent with the provisions of the Ohio Revised Code at 519.021 which states that, "the planned unit development shall further the purpose of promoting the general public welfare, encouraging the efficient use of land and resources, promoting greater efficiency in providing public and utility services, and encouraging innovation in the planning and building of all types of development."~~

~~D. Standards for Dwellings within an Innovative Site/PD in the C-District:~~

- ~~1. Housing may be proposed within an Innovative Site/PD when in conjunction with commercial uses allowed in Section 13.36(C)(2).~~
 - ~~a. No more than thirty percent (30%) of the gross acreage of the Innovative Site/PD shall be used for housing.~~
 - ~~b. When housing is proposed, the commercial structures shall be built first or concurrently with said housing.~~
 - ~~c. Density shall not exceed six (6) units per acre on the allowed 30%, except when housing is proposed to be located above commercial structures, in which case density may increase to eight (8) units per acre on the allowed thirty percent (30%). Said additional dwelling units shall be located above commercial structures.~~
 - ~~d. All dwelling units and live/work units shall be included in the maximum density.~~
- ~~2. Housing shall be encouraged on sites which:~~
 - ~~a. abut existing residential districts;~~
 - ~~b. provide appropriate transitions between existing and proposed residential uses;~~
 - ~~c. are located in functional proximity to amenities and surrounds which are supportive of the site as a residential location;~~
 - ~~d. contribute to the viability of a redevelopment, that establishes a new use on a site together with a significant reinvestment in the site and its improvements;~~
 - ~~e. do not dominate road frontages or major commercial facades; and~~
 - ~~f. are located in the rear of deep lots which are less attractive for business use.~~
- ~~3. The following housing structures and densities are permitted within the Innovative Site/PD:~~
 - ~~a. Townhouses, as defined in Section 5.02.~~

- ~~b. Each dwelling unit or live/work unit shall have a minimum of 1,200 SF and a garage with two (2) enclosed parking spaces.~~
- ~~4. Where proposed housing abuts an existing residential district:
 - ~~a. the proposed development shall provide and maintain buffering features (large setbacks, landscaping, barriers, etc.) as required in Section 38.09; and~~
 - ~~b. the proposed development shall have direct access for the majority of its traffic to a major road and shall not impose significant traffic impacts on the abutting residential district.~~~~
- ~~5. Housing shall be developed and maintained with significant professionally designed open space for use by the residents which is a visually prominent feature of the development, accessible to all residents, high quality in design and construction, and includes facilities for outdoor seating and walking.~~
- ~~6. Live/work units may be constructed in any location approved within an Innovative Site/PD in accordance with the following.
 - ~~a. The dwelling portion of a live/work unit shall only be located on the 2nd or 3rd floors.~~
 - ~~b. A live/work structure may contain one or more live/work units.~~
 - ~~c. Each unit shall contain space occupied by the business and a dwelling unit occupied by an owner/operator of the business. The dwelling unit and business space shall be directly connected by an internal stair and/or elevator.~~
 - ~~d. Businesses permitted in live/work structures shall be compatible with dwellings, and may include, but not be limited to, offices, personal and business services, arts studios, and similar uses as approved in the district. Businesses shall not have noise, appearance, odor, or visual impact characteristics unless it can be appropriately mitigated in relation to the dwelling unit.~~~~

~~(All of Section 13.36 — 2/6/2015)~~

EXHIBIT C

RESOLUTION NO. 2017-16

**LEGAL DESCRIPTION FOR A CONCORD TOWNSHIP ZONING AMENDMENT
LOCATED WITHIN P.P.N. 08-A-020-A-00-010-0
AMENDMENT AREA CONTAINS 36.32 ACRES (1,582,089.59 SQ. FT.)
OF THE TOTAL 53.90 ACRE PARCEL**

Situated in the Township of Concord, County of Lake, State of Ohio and known as being part of Lots 11 and 12, Tract 3 of Original Township Number 10 North, Range 8 West of the Connecticut Western Reserve and further described as follows:

Beginning at the centerline intersection of Capital Parkway, sixty feet (60') in width and Discovery Lane, sixty feet (60') in width, as referenced in the Quail Highlands Subdivision Phase 3 recorded in Lake County Plat Volume 64, Page 12 of the Lake County Plat Records, thence along the prolongation of the Capital Parkway Centerline, south 87°03'20" west a distance of 30.00 feet to a point on the westerly sideline of Discovery Lane. Said point being the **PRINCIPLE POINT OF BEGINNING**:

- COURSE 1:** Thence along the westerly line of Discovery Lane and the westerly line of lands conveyed to Concord Real Estate Investments LLC, also known as being Block "B" within said Quail Highlands Subdivision Phase 3 as recorded in Lake County Document Number 2005R051311, P.P.N. 08-A-020-A-00-005-0, **South 02°56'40" East** a distance of **794.65 feet** to a point of curvature;
- COURSE 2:** Thence continuing along the westerly and southerly lines of Block "B" on an arc of a curve to the left, said curve having a radius of 230.00 feet, a tangent distance of 218.90 feet, a delta angle of 87°10'00", a chord distance of 317.13 feet and a chord bearing of South 46°31'40" East, an arc distance of **349.91 feet** to a point of tangency;
- COURSE 3:** Thence **North 89°53'20" East**, a distance of **465.11 feet** to a point of curvature;
- COURSE 4:** Thence along an arc of a curve to the left, said curve having a radius of 1,030.00 feet, a tangent distance of 90.82 feet, a delta angle of 10°04'41", a chord distance of 180.94 feet and a chord bearing of North 84°51'00" East, an arc distance of **181.17 feet** to a point of tangency;
- COURSE 5:** Thence **North 79°48'39" East**, a distance of **265.81 feet** to the northwest corner of lands conveyed to IP Vista Springs Concord PROPCO LLC, as recorded in Lake County Document Number 2016R002524, P.P.N. 08-A-020-A-00-011-0;
- COURSE 6:** Thence along the westerly line of said IP Vista Springs Concord PROPCO LLC, **South 00°06'40" East**, a distance of **562.41 feet** to a point on the northerly line of lands conveyed to RANPAK CORP, as recorded in Lake County Volume 1190 Page 1229 (1995), P.P.N. 08-A-021-0-00-018-0;

- COURSE 7:** Thence along the northerly line of said RANPAK CORP, **South 89°53'20" West**, a distance of **1,672.40 feet** to a point on a southeasterly corner of lands conveyed to Madison Route 20 LLC, as recorded in Lake County Document Number 2003R045308, P.P.N. 08-A-027-C-00-081-0;
- COURSE 8:** Thence along the easterly line of Madison Route 20 LLC, **North 13°23'20" East**, a distance of **270.00 feet** to an angle point;
- COURSE 9:** Thence **North 33°21'00" West**, a distance of **396.59 feet** to an angle point;
- COURSE 10:** Thence **North 12°06'40" West**, a distance of **410.00 feet** to an angle point;
- COURSE 11:** Thence **North 16°44'00" West** a distance of **415.60 feet** to a point;
- COURSE 12:** Thence leaving the easterly line of Madison Route 20 LLC, **North 81°58'39" East**, a distance of **863.05 feet** to the **PRINCIPLE PLACE OF BEGINNING**. Containing an area of **36.320 acres** (1,582,089.59 square feet) more or less.

Described from records by the office of the Lake County Engineer and intending to describe a zoning amendment area for the Concord Township Trustees on lands conveyed to Concord Real Estate Investments LLC, as recorded in Lake County Document Number 2005R051311, P.P.N. 08-A-020-A-00-010-0.

Bearings and distances are based on Quail Highlands Phase 3, as recorded in Lake County Plat Volume 64 Page 12.

EXHIBIT D

RESOLUTION NO. 2017-16

CONCORD TOWNSHIP ZONING MAP



Concord Township Hall
7229 Ravenna Rd.
Concord, OH 44077
concordtwp.com



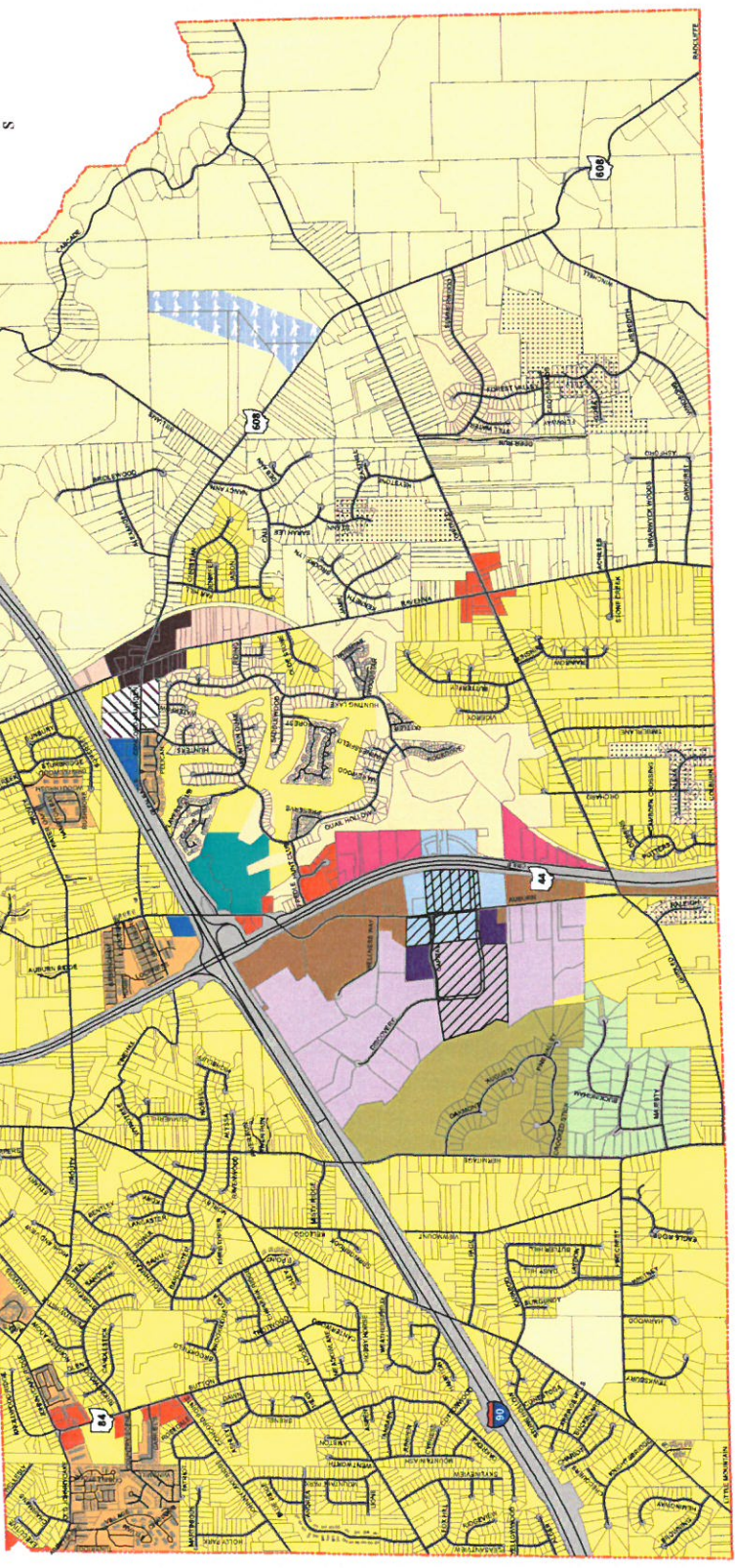
This Amended Zoning Map is hereby Adopted by the Concord Township Board of Trustees Effective This _____ Day of _____, 2017, and _____ Day of _____, 2017, and Certified by the Fiscal Officer.

Caroline N. Luhta, Trustee

Paul R. Maichesky, Trustee

Christopher A. Galloway, Trustee

Amy L. Dawson, Fiscal Officer



Use District

- AP: Airport
- B-1: Restricted Retail
- B-2: General Business
- BX: Business Interchange
- C: Capital
- GB: Gateway Business
- GH: Gateway Health
- M: Manufacturing
- R-1: Residential
- R-2: Planned Unit Development
- R-2: Residential Conservation Development
- R-3: Multi-Family
- R-4: Residential
- R-6: Residential
- R-8: Rural Residential and Recreational
- RD-2: Research and Limited Industrial
- S: Special Interchange
- THC: Town Hall Commons
- THN: Town Hall Neighborhood
- Innovative Site/PD Overlay District

1 inch = 2,500 feet

0 1,250 2,500 5,000 Feet

RESOLUTION NO. 2017-16

A RESOLUTION BY THE BOARD OF TRUSTEES OF CONCORD TOWNSHIP, OHIO, OF ITS INTENTION TO ESTABLISH SECTION XXI THE INNOVATIVE SITE/PD OVERLAY DISTRICT UNDER THE CONCORD TOWNSHIP ZONING RESOLUTION, AND PROVIDE FOR ALL TEXT AND MAP AMENDMENTS NECESSARY THERETO.

WHEREAS, Ohio Revised Code Section 519.12(A) authorizes the Board of Trustees to initiate any amendments to the Township Zoning Resolution by certifying the subject amendment to the Township Zoning Commission for public hearing on the same; and

WHEREAS, the Board of Trustees of Concord Township, Ohio believes that it would be in the best interest of the Township and its inhabitants to establish Section XXI, the Innovative Site/PD Overlay District within the Concord Township Zoning Resolution and to provide for all text and zoning map amendments necessary thereto;

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of Concord Township, County of Lake, and State of Ohio that:

Section 1. This Board of Trustees declares its intention to certify the below set forth amendments to the Concord Township Zoning Commission and thereby establish Section XXI, the Innovative Site/PD Overlay District, within the Concord Township Zoning Resolution for public hearing on the same and as follows:

Amend the Zoning Resolution to establish The Innovative Site/PD Overlay District as a planned development in Section XXI, in a form substantially similar to annexed Exhibit A, incorporated herein, delete in its entirety Section 13.36, Innovative Site/PD, as a conditional use in the Capital District under the present Concord Township Zoning Resolution in a form substantially similar to annexed Exhibit B, incorporated herein, and modify and amend any and all other ancillary amendments related thereto within existing Sections XIII, XXII, XXXVII, and XXXVIII, respectively, of the Township Zoning Resolution.

Amend the Zoning Map to rezone the following presently designated parcel numbers or portions thereof to include the Innovative Site/PD Overlay District: 08-A-020-0-00-027-0, 08-A-020-0-00-022-0, 08-A-020-0-00-020-0, 08-A-020-0-00-006-0, 08-A-020-0-00-021-0, 08-A-020-0-00-007-0, 08-A-777-0-00-028-0, 08-A-777-0-00-027-0, 08-A-020-A-00-015-0, 08-A-020-A-00-014-0, 08-A-020-A-00-008-0, 08-A-020-A-00-013-0, 08-A-777-0-00-029-0, 08-A-020-A-00-005-0, and a portion of 08-A-020-A-00-010-0, as further described in annexed Exhibit C, incorporated herein, inclusive, with such Zoning Map amendment in a form substantially similar to annexed Exhibit D, incorporated herein.

Section 2. All formal actions of this Board of Trustees concerning the passage of this Resolution were adopted in an open meeting, and that all deliberations of this Board of Trustees or any of its Committees, which resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements, including Chapter 107 of the Codified Ordinances and Section 121.22 of the Ohio Revised Code.

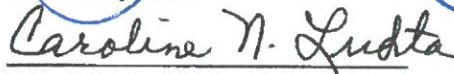
NOW, THEREFORE, this Resolution shall be in full force and effect upon its passage and approval by the Board of Trustees and as further provided under Ohio law.

Adopted this 5th day of July, 2017.



PAUL R. MALCHESKY
Chairman

CHRISTOPHER A. GALLOWAY
Vice-Chairperson

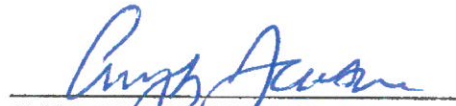


CAROLINE N. LUHTA
Trustee

CERTIFICATION

I, the undersigned Amy L. Dawson, Fiscal Officer and Clerk of the Board of Trustees for Concord Township, Lake County, Ohio, do hereby certify that the foregoing Resolution No. 2017-16, is a true and accurate copy of the Resolution adopted by the Concord Township Board of Trustees at its meeting of July 5, 2017, and that I am duly authorized to execute this Certification.

Witness my hand this 5th day of July, 2017, in Concord Township, Ohio.



AMY L. DAWSON, FISCAL OFFICER