

CONCORD TOWNSHIP BOARD OF TRUSTEES

DATE: August 2, 2017

TIME: 7:30 PM

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. APPROVAL OF MINUTES: July 17, 2017 SPECIAL MEETING MINUTES
July 19, TRUSTEES REGULAR MEETING
- V. ELECTED OFFICIAL REPORTS:
 - A. FISCAL OFFICER – Amy Dawson, Fiscal Officer
 - B. TRUSTEES
Mr. Malchesky –
Mr. Galloway –
Mrs. Luhta -
- VI. DEPARTMENT REPORTS:
 - A. ADMINISTRATION DEPT. – Kathy Mitchell, Administrator (absent)
 - B. FIRE DEPT. – Chief Sabo
 - C. SERVICE DEPT. – Frank Kraska, Service Director
 - D. ZONING DEPT. – Heather Freeman, Zoning Director
 - E. REC. DEPT. – Debra Esker, Recreation Director
 - F. CONCORD LAW ENFORCEMENT
- VII. AUDIENCE:
- VIII. OLD BUSINESS:
- IX. NEW BUSINESS:
 - A. VOTE – JULY FINANCIAL STATEMENTS.
 - B. SET PUBLIC HEARING FOR THE PROPOSED AMENDMENTS TO THE CONCORD TOWNSHIP ZONING RESOLUTION REGARDING THE INNOVATIVE SITE/PD OVERLAY DISTRICT AND OTHER AMENDMENTS, AS RECOMMENDED BY THE ZONING COMMISSION AND FURTHER OUTLINED IN THE ATTACHED LETTER DATED AUGUST 2, 2017.
 - C. VOTE - RESOLUTION 2017-22, A RESOLUTION BY THE CONCORD TOWNSHIP BOARD OF TRUSTEES, OHIO, TO ADOPT AND IMPLEMENT THE ACTIONS AS PRESCRIBED IN THE MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN SUBMITTED BY THE LAKE COUNTY EMERGENCY MANAGEMENT AGENCY FOR REVIEW AND CERTIFICATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - D. VOTE – RESOLUTION 2017-23, AUTHORIZING THE FISCAL OFFICER TO CERTIFY ASSESSED STREET LIGHTING TO THE COUNTY AUDITOR FOR THE TAX YEAR 2017, WITH SUCH ASSESSED STREET LIGHTING BEING COLLECTABLE IN THE CALENDAR YEAR 2018.
 - E. VOTE – RESOLUTION 2017-24, DANIEL MAXSON, CONCORD COMMUNITY DAY CITIZEN OF THE YEAR.
 - F. VOTE – MYLAR FOR CONCORD RIDGE PHASE 5, RESIDENTIAL CONSERVATION DEVELOPMENT, FINAL PLAT.
 - G. VOTE – FIRE DEPT., PROMOTION OF PROBATIONARY FIREFIGHTER/PARAMEDIC, LENOARD MEEK, TO REGULAR PART-TIME FIREFIGHTER/PARAMEDIC, EFFECTIVE 7/27/17.
 - H. VOTE – FIRE DEPT., PROMOTION OF PROBATIONARY FIREFIGHTER/PARAMEDIC, CALLAHAN HENDERSON, TO REGULAR PART-TIME FIREFIGHTER/PARAMEDIC, EFFECTIVE 7/27/17.
 - I. VOTE – SERVICE DEPT., PERMISSION TO ADVERTISE FOR BIDS ON THE GALLANT WAY ROAD RECONSTRUCTION PROJECT.
 - J. ITEMS VOTED ON AT STAFF MEETING 8/1/17: (1.) FIRE DEPT. - Station Duty Sign-up Policy #1005 rescinded. CL/CG, 2 ayes. (2.) FIRE DEPT. – Approved Staffing Policy #1022. CL/CG, 2 ayes. (3.) SERVICE DEPT. – Snow Barricade Reinstall \$15.00. CL/CG, 2 ayes. (3.) ZONING DEPT. – Employees to attend State APA Conference in Athens, OH, 9/28-9/29. CL/CG, 2 ayes.
 - K. FUTURE MEETINGS & ANNOUNCEMENTS:

WED.	8/9	7:00 PM	BZA MEETING / Town Hall
SAT.	8/12	8:00 AM	CONCORD COMMUNITY DAY / Town Hall Campus
WED.	8/16	6:30 PM	TRUSTEE OFFICE HOURS / Conference Room
		7:30 PM	TRUSTEE MEETING / Town Hall



Concord Township, *Lake County, Ohio*

August 2, 2017

Trustees

Christopher A. Galloway
Caroline N. Luhta
Paul R. Malchesky
trustees@concordtwp.com

Paul Malchesky, Chair
Concord Township Board of Trustees
7229 Ravenna Road
Concord Township, OH 44077

Fiscal Officer

Amy L. Dawson
(440) 354-7516
(440) 350-0904 FAX
adawson@concordtwp.com

RE: Proposed Zoning Amendments

Dear Mr. Malchesky,

Administrator

Kathy Mitchell
(440) 354-7513
(440) 354-7511 FAX
kmitchell@concordtwp.com

At their meeting on August 1, 2017, the Concord Township Zoning Commission recommended **approval** of the following proposed amendments to the Concord Township Zoning Resolution:

Fire Chief

Matt Sabo
11600 Concord-Hambden Rd.
(440) 354-7503
(440) 354-7507 FAX
firechief@concordtwp.com

Amendment #1: Amend the Zoning Resolution to establish The Innovative Site/PD Overlay District as a planned development in Section XXI, and delete in its entirety Section 13.36, Innovative Site/PD as a conditional use in the Capital District.

Amendment #2: Amend the Zoning Map to rezone the following presently designated parcel numbers to 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 Exhibit A.

Recreation Director

Community Center
Debra L. Bechel-Esker
7671 Auburn Rd.
(440) 639-4650
(440) 639-4654 FAX
desker@concordtwp.com

Amendment #3: Revise Section 5.02, to include new definitions for terms related to parking and revise others.

Service Director

Frank A. Kraska
(440) 350-3226
(440) 357-4463 FAX
fkraska@concordtwp.com

Amendment #4: Revise Section 11.01 to require zoning permits for porches, and retaining walls that require a permit from the building department. Revise to include reorganization of the existing sections and headings.

**Planning & Zoning Director/
Zoning Inspector**

Heather Freeman, AICP
(440) 354-7506
(440) 350-0904 FAX
hfreeman@concordtwp.com

Amendment #5: Revise Sections 13.07, 13.08, 13.11, 13.12, 13.16 to reference compliance with all parking regulations in Section 29. Revise Sections 13.17, 13.25, 13.26, and 13.28 for compliance with the waiting space requirements in Section 29.

Amendment #6: Revise Section 15.03 (I), to require that all residential districts comply with the parking regulations in Section 29. Modify section 15.05 to clarify that minimum "residential" floor area and enclosed parking requirements are set forth in table 15.05-1, and unenclosed off-street parking is regulated in Section 29.

Amendment #7: Revise Section 16.07 (C) to reference Section 13 for a conditional use permit for a commercial center, and site plan review is required for a commercial center. Modify Section 16.08 and 16.09 to require a commercial center in a PUD to meet the requirements of section 29, Off-street Parking. Revise zoning permit process in Section 16.15 to reference Section XI. Clarify section 16.16 for minor or major modifications to an approved development plan. Revise 16.24(C)(4), to require a landscape plan to be submitted for any open space area disturbed during construction.

Amendment #8: Revise Section 22.03 to remove drive-thru facilities, Innovative Site/PD, Townhouses and Live/work units as conditional uses within the Capital District. Revise Section 22.09 to include regulations for maintenance of unimproved areas, watercourses, and storm water facilities. Delete Section 22.10 Capital District Standards.

Amendment #9: Revise Section 29.01 to add new purpose statements related to green infrastructure and reducing impervious surfaces in parking areas. Revise sections 29.02 Applicability, 29.03 General Standards, 29.04 Off-street parking requirements, 29.05 alternative parking options, 29.06 parking lot design standards, 29.07 parking lot access drive regulations, 29.08 bicycle parking and waiting space requirements.

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

Amendment #11: Revise Section 36 .03 to require all site plans to be reviewed by Zoning Commission. Revise Section 36.04 required plan items to be submitted. New Section 36.09, significance of an approved final site plan. Revise 36.11 to add new standards for minor and major modifications.

Amendment #12: Revise Section 37 to include references to the IS/PD Overlay District, include new Sections 37.06 Pedestrian Facilities, and Section 37.07 Maximum setback and wall orientation for "Concord Circle" frontages.

Amendment #13: Revise Section 38.02, Applicability, Section 38.03 General Requirements, Section 38.05 Interior Parking Lot Guidelines, and other Sections, to reference the IS/PD Overlay District.

The proposed amendments and the recommendation of the Lake County Planning Commission are attached for your review. The Board of Trustees must now schedule a public hearing for consideration of the proposed amendments, as recommended by the Zoning Commission. The hearing must be held within thirty (30) days of receipt of this recommendation, while allowing sufficient time for legal notice.

Respectfully Submitted,



Heather Freeman, AICP
Zoning Commission Secretary