

CONCORD TOWNSHIP BOARD OF ZONING APPEALS
LAKE COUNTY, OHIO
REGULAR MEETING

Town Hall
7229 Ravenna Road
Concord, Ohio 44077

January 13, 2016
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ivan Valentic, Chairman
Chris Jarrell, Vice Chairwoman
Brandon Dynes
Francis Sweeney, Jr.
Blair Hamilton

Also Present:

Bruce Bullard, Zoning Inspector

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

1 7:02 p.m.

2 CHAIRMAN VALENTIC: Good evening. The Board of
3 Zoning Appeals for January 13, 2016, is now in session. I
4 would like to introduce the Board. To my left is Skip Sweeney
5 and Brandon Dynes. I am Ivan Valentic. This is Chris Jarrell
6 and Blair Hamilton to my right. And to my far right is Bruce
7 Bullard, our zoning inspector.

8 Under the advice of our counsel, we ask that anyone
9 speaking tonight must be sworn in. If you please -- If you
10 plan on speaking, please stand and raise your hand. If you
11 think there is a chance you might be speaking, please stand and
12 raise your hand.

13 (Whereupon, the speakers were sworn en masse.)

14 CHAIRMAN VALENTIC: Thank you. Please be seated.
15 When presenting your case tonight, come up to the microphone,
16 state your name and your address. Thank you.

17 Bruce, were the legal notices distributed in a timely
18 manner?

19 MR. BULLARD: Yes, they were.

20 CHAIRMAN VALENTIC: Thanks, Bruce.

21 Tonight we have a continuation of a conditional use
22 permit application, we have one appeal and some business for
23 the Board, a staff report and approval of minutes. A
24 three-vote majority is required to approve or deny the
25 conditional use or appeal. If the request is denied, you have
26 the right to file an appeal. If this is the case, you can see
27 Bruce and he can help you with that.

28 All right. So first on the docket for tonight is
29 the continuation of Conditional Use Permit Application
30 Number 50, Mr. Kelcey Lehrich, of White Oaks, is requesting a

1 conditional use permit for an adult group home in accordance
2 with Section 13.16, located at 11146 Spear Road on
3 approximately 1.48 acres of land and zoned R-1.

4 Please come up.

5 MR. LEHRICH: Good evening. My name is Kelcey
6 Lehrich. The address in question is 11146 Spear Road in
7 Concord Township, and I was sworn in this evening.

8 CHAIRMAN VALENTIC: Thank you.

9 MR. LEHRICH: I will start by passing out something
10 to each committee member real quick. The materials in the
11 binder are a continuation of my visit to the committee from
12 December where I asked for a continuation of the application
13 for a conditional use. I wanted to have time to prepare some
14 additional materials which are included in the binders for you.

15 I am going to take a moment to just quickly overview
16 what's in there and then see what kind of questions you might
17 have. I have some associates with me as well. If you need to
18 have them answer anything, we can do that. But I will just
19 start by giving you an overview.

20 The first section is Section 13.05 of Concord
21 Township zoning law. It is a myriad of items that all
22 conditional uses need to be in compliance with. As a broad
23 statement, we meet all those conditions. If you want to talk
24 about any of them specifically, we can. They're pretty general
25 in nature.

26 The second page is Section 13.06, which is the adult
27 group home specific section. And then after that page are all
28 the supporting documents for our compliance with that section,
29 so a copy of the recently issued state license, a copy of our
30 fire inspection, a copy of the occupancy permit with notes from

1 both the state and the Building Department for Lake County
2 stating it's in satisfactory condition. After that is some
3 information from the Board of Health regarding their
4 nonoversight of residential care facilities with less than 13
5 residents. We're licensed for 11. So they have a state
6 minimum.

7 Following that are photos of the recently remodeled
8 facility. You can see all the rooms are carpeted, painted,
9 furnished. There is interior and exterior photos, as well as
10 some miscellaneous items required by the conditional use permit
11 for adult group homes, namely, parking lot stripes, which were
12 recently redone -- we're required to have five spaces. We have
13 those. They're all marked -- as well as our refuse area being
14 enclosed and signage requirements.

15 There is a few other miscellaneous items in the back.
16 Should they come up as questions, I can reference those as need
17 be. Everything that is outlined in 13.06 has some type of
18 documentation with it later in the binder but, depending on
19 what the committee's interest is and questions, those materials
20 are there and we dive into them if need be.

21 CHAIRMAN VALENTIC: There is a lot of information
22 here for us to digest in this meeting, so just bear with us for
23 a second.

24 MR. LEHRICH: No problem.

25 CHAIRMAN VALENTIC: So 13.05 and 13.06, you are
26 saying that all of the items and requirements in those two
27 sections have been met?

28 MR. LEHRICH: Yes. And, actually, that might be a
29 typo. That might be 13.16.

30 MR. BULLARD: Yeah.

1 MR. LEHRICH: Blair just caught that. And as I was
2 reading that, I have 13.06 on one part of the page and 13.16 on
3 another, so my apologies.

4 CHAIRMAN VALENTIC: But all those requirements have
5 been met and these are all the supporting documents?

6 MR. LEHRICH: Correct. So something simple, like
7 13.16(A), needs to be in a residential district or a certain
8 number of acres, in the public records, that's kind of a
9 check-the-box item.

10 CHAIRMAN VALENTIC: Yeah.

11 MR. LEHRICH: Something around the topic of refuse
12 areas being enclosed, we have a photo of that. Parking lot
13 requirements, I've got a photo of that. Maintaining the
14 aspects of the exterior as a residential property, there is
15 photos of that. And then everything else that's listed as far
16 as licensing requirements, building code, fire code and health
17 requirements, I've got those specific supporting emails and
18 documents included.

19 CHAIRMAN VALENTIC: Okay. The fire inspection,
20 quickly looking at this, was there anything that came up in
21 that inspection?

22 MR. LEHRICH: So the way those -- I understand those
23 certificates work, once the inspection is done, those are
24 checked for which sections of the code were inspected for; and
25 then if there is any deficiencies, there is a second sheet
26 listing out what the deficiencies are. Historically, the
27 facility had an issue with the prior tenant for keeping
28 hallways in the basement exit areas clear. Those are clear
29 now. We've always had them clear. That's the only note on the
30 page is they need to continue to stay clear. There would be a

1 second page with any deficiency items that need attention and
2 there is no second page.

3 MR. HAMILTON: The comment "maintain the sprinkler
4 control," what's that refer to?

5 MR. LEHRICH: Every certain number of years, there
6 are requirements for testing of sprinklers and the fire
7 extinguishers. We were due for a fire extinguisher inspection
8 and we passed that. The sprinkler inspection is due in October
9 of this calendar year. They actually run a camera through the
10 pipes to make sure they're not corroding through.

11 CHAIRMAN VALENTIC: And you did obtain your
12 license --

13 MR. LEHRICH: Correct.

14 CHAIRMAN VALENTIC: -- from the state?

15 MR. LEHRICH: There is a copy of the license in the
16 binder.

17 CHAIRMAN VALENTIC: And then -- So then this is back.
18 So this expires in 2017 and you have to go back through them?

19 MR. LEHRICH: The state continually monitors these
20 facilities. We expect visits no less than annually, probably
21 more frequently. There is a continual monitoring process for
22 them.

23 MS. JARRELL: Did you get any details on the duration
24 of the lease? Have you had more conversations about that?

25 MR. LEHRICH: Pending the issuance of the conditional
26 use permit, there would be a five-year lease with two renewals.

27 MS. JARRELL: Two options, two five-year options?

28 MR. LEHRICH: Correct.

29 CHAIRMAN VALENTIC: To obtain your certificate, you
30 know, in 2017, does the Fire -- does the Fire Department come

1 back out for that? Is that contingent for --

2 MR. LEHRICH: Yes. The Fire Department will be doing
3 inspections regularly.

4 MR. DYNES: Can you just confirm for us, again, what
5 type of residents you will have there?

6 MR. LEHRICH: These are typically senior citizens
7 that are in need of the help of activities of daily living. So
8 this is not a nursing home facility, it is things like seniors
9 that need help getting in and out of bed and needing meals
10 prepped and need a place to get care with life but not nursing
11 level care. So we're an intermediate facility between somebody
12 entering a nursing home and somebody being able to live on
13 their own in their own residence.

14 MR. DYNES: Okay.

15 MS. JARRELL: So it's like an assisted living?

16 MR. LEHRICH: Similar to but a level of care below
17 from a regulatory standpoint. Assisted living can involve
18 nursing. A lot of times, those are larger facilities that are
19 licensed for hundreds of beds and have nurses on staff, et
20 cetera.

21 MR. DYNES: I think you told us before, no
22 emotionally disturbed, alcohol/chemical dependent, nothing
23 along those lines.

24 MR. LEHRICH: Correct. At this time, we are not
25 licensed for any mental health cases.

26 MS. JARRELL: You said, typically, senior citizens.
27 What would be the exception?

28 MR. LEHRICH: I don't know what the state age limit
29 is. The customer base, categorically, is those that are
30 something over the age of 60 or 70. I don't know what the

1 legal definition of "senior citizen" is but it's for the
2 elderly. It not for teens. It's not for -- It's for the
3 elderly.

4 MS. JARRELL: And what are your qualifications,
5 again? I am sorry, sir. I don't remember what you said last
6 meeting.

7 MR. LEHRICH: Qualifications for?

8 MS. JARRELL: Just basically.

9 MR. LEHRICH: So the management of the company is
10 myself, my partners Jeff and Justin, and we are, kind of, the
11 business operations end of the business. We have a full-time
12 manager that will be running the facility day to day. The
13 three of us, myself, Justin and Jeff, own companies. Jeff is a
14 CPA. Myself and Justin own a variety of businesses in the
15 services industry. So we are business managers. We're in
16 charge of the accounting, finance, operations, sales and
17 marketing.

18 Our care staff will be the ones dealing with the
19 day-to-day care needs of residents, whereas, we might be
20 dealing with decision-makers that are families that are making
21 the monthly payments to have families live there, dealing with
22 the state, dealing with local authorities.

23 MS. JARRELL: What's the state mandated ratio of
24 staff to residents?

25 MR. LEHRICH: There is no state mandated ratio.

26 MS. JARRELL: There is no ratio? So there could be
27 just one person there?

28 MR. LEHRICH: Practically speaking, we would not do
29 that but the state does not have a requirement for one.

30 MR. DYNES: Just to allay our past concerns, there is

1 no tie, no connection to the former owner -- former manager?
2 That's all --

3 MR. LEHRICH: Correct. They've been issued an
4 eviction notice. They're no longer allowed on the premises.
5 Locks have been changed, security codes changed.

6 MR. SWEENEY: The makeup of the residents, are there
7 some that are holdovers? Do you have the same residents that
8 were there before?

9 MR. LEHRICH: So before we arrived at the property to
10 start a new operating company to run the facility, there was
11 one resident that the prior operator had still there as a
12 customer. That resident is still currently in our care, and
13 the state was aware of the transition process and supportive of
14 that. So there is one resident in the facility currently.

15 MR. DYNES: Is that the same one you provided us the
16 letter from before?

17 MR. LEHRICH: Correct.

18 MR. DYNES: I have nothing further.

19 CHAIRMAN VALENTIC: Anyone else have anything
20 further?

21 Just for the record, can you state that the, if
22 approved, that the conditional use permit will meet all the
23 requirements and have met all the requirements in Section
24 13.16.

25 MR. LEHRICH: That is correct.

26 CHAIRMAN VALENTIC: Okay. Is there anyone else here
27 speaking for or against this appeal tonight that would like to
28 come up and speak? No?

29 Okay. Thank you very much.

30 MR. LEHRICH: Thank you.

1 CHAIRMAN VALENTIC: If there is no one other
2 questions --

3 MS. SWEENEY: I just have one more question, just --
4 It won't be hard. How long has that facility been in use as a
5 residential care facility?

6 MR. LEHRICH: I don't know.

7 DR. BARNETT-RICO: About 15 years.

8 MR. LEHRICH: About 15 years.

9 MR. SWEENEY: Okay. Thank you.

10 CHAIRMAN VALENTIC: Thank you. If there are no
11 further questions, the public hearing for Conditional Use
12 Permit Application Number 50 is now closed to the public. I
13 will entertain a motion to approve Conditional Use Permit
14 Number 50.

15 MR. DYNES: Moved.

16 MR. HAMILTON: Second.

17 CHAIRMAN VALENTIC: The approval of Conditional Use
18 Permit Number 50 has been moved and seconded. It's open for
19 discussion on the Board.

20 MS. JARRELL: I think they did a pretty good job of
21 responding to the last meeting and the Resolution requirements.
22 They're licensed. Perhaps we should make that an annual, you
23 know, to provide that to Concord annually, and maybe the fire
24 inspection as well, just to, kind of, monitor it.

25 CHAIRMAN VALENTIC: That it's still being kept up?

26 MS. JARRELL: Uh-huh.

27 CHAIRMAN VALENTIC: It's a good idea.

28 MR. DYNES: I agree.

29 MR. HAMILTON: It's actually in the Resolution
30 regarding the Fire Department, minimal of one year per year

1 thereafter, one time per year.

2 CHAIRMAN VALENTIC: Okay. I don't think they're
3 currently required to provide the certificate that they've been
4 cleared by the state. So it will be, I guess, a backup check
5 that they've gone through that process with the state. If
6 Bruce doesn't get that, it expires.

7 MR. BULLARD: So you are going to put a safeguard on
8 for conditions for the renewal, that we get a copy of the
9 renewed license yearly on the anniversary of the renewal?

10 CHAIRMAN VALENTIC: Correct.

11 MR. BULLARD: Okay. I will write that. Do you have
12 a problem with that being --

13 MR. LEHRICH: No problem with that.

14 MR. DYNES: I actually do have one more question for
15 you.

16 MR. LEHRICH: Sure. Just to further address that
17 last comment.

18 CHAIRMAN VALENTIC: Come up to the microphone,
19 please.

20 MR. LEHRICH: It's my understanding -- Again, we
21 arrived at the opportunity in August to put a new facility's
22 operating entity in this property and start a company to offer
23 the service. It's my understanding that the state, when they
24 revoked the prior operator's license, that set off a chain of
25 communication through the Fire Department. So I believe that
26 accountability that you were all just discussing is already in
27 place from the state, at least, to the Fire Department, if not
28 also to the zoning committee.

29 But I am sorry. Brandon, your question?

30 MR. DYNES: Yeah. I just want to confirm. Your

1 licensure comes from the State of Ohio Mental Health and
2 Addiction Services.

3 MR. LEHRICH: Correct.

4 MR. DYNES: Your license. So we are going to have to
5 make sure and I just want to confirm with you, you have told us
6 here on the record that you have no indication or no intention
7 at all of servicing those types of individuals.

8 MR. LEHRICH: Servicing which type of individuals?

9 MR. DYNES: Any mental health or addiction services
10 individuals.

11 MR. LEHRICH: No addiction services individuals.
12 We're not currently licensed for mental health. The state
13 would put a senior citizen with any level of dementia or
14 Alzheimer's issues under a mental health certification. They
15 have three tiers. We would not be servicing emotionally
16 disturbed people, chemically dependent people. There is a
17 classification of seniors that just are not 100 percent
18 cognitive that are allowed to be in our facility, that are not
19 needed to be in skilled nursing.

20 We've not yet applied for that. Depending on the
21 market demand locally, we may or may not take that step. Other
22 facilities in Concord Township that have this conditional use
23 are licensed for that and do have that from the Ohio Department
24 of Mental Health. We may also need to take that step but that
25 is not in conflict with any of the Concord Township zoning
26 statutes.

27 MR. DYNES: Thank you.

28 CHAIRMAN VALENTIC: Okay. Is there anything else
29 anyone wants to discuss? Skip?

30 MR. SWEENEY: No.

1 MS. JARRELL: There is not a license from the Ohio
2 Department of Health? This is just from --

3 MR. LEHRICH: They merged.

4 MS. JARRELL: Oh.

5 MR. LEHRICH: Multiple departments. They govern
6 childcare centers now.

7 MS. JARRELL: Got it.

8 MR. DYNES: Yeah. I mean, our text indicates what
9 the requirements are. If they are found to be in violation of
10 anything, that's their issue at that point in time. So as
11 Blair indicated in his discussion, to the extent we want to put
12 certain parameters on it, we can do that, but I think a lot of
13 it already is present in the text.

14 CHAIRMAN VALENTIC: Okay. I am going to -- The
15 question is for approval of the Conditional Use Permit Number
16 50, with the additional condition that, when the license is up
17 for renewal, that they, when it's approved, that gets submitted
18 to Bruce for the file, for the township. So, for us, we see it
19 as a back check to make sure that you're continuing to maintain
20 the facility. You guys have already done a great job with
21 investing in it and creating it.

22 So a yes vote is for the approval based on that
23 condition, a no vote denies it. Bruce, please call the vote.

24 MR. BULLARD: Mr. Hamilton?

25 MR. HAMILTON: Yes.

26 MR. BULLARD: Mr. Sweeney?

27 MS. SWEENEY: Yes.

28 MR. BULLARD: Mr. Dynes?

29 MR. DYNES: Yes.

30 MR. BULLARD: Mrs. Jarrell?

1 MS. JARRELL: Yes.

2 MR. BULLARD: Mr. Valentic?

3 CHAIRMAN VALENTIC: Yes. The yeses have it.

4 Congratulations. You've been approved. If you wish to leave,

5 please see Bruce before you go.

6 MR. LEHRICH: Thank you.

7 MS. JARRELL: Good luck with everything.

8 CHAIRMAN VALENTIC: Good luck.

9 MR. LEHRICH: Thank you.

10 CHAIRMAN VALENTIC: Next on our agenda is Appeal

11 Number 1115-1063, Mr. Keith Klinger is requesting a variance

12 from Table 15.03-1 to allow for a second accessory building

13 approximately 96 square, 96 square feet on his property located

14 at 6366 Mardon Drive and being Permanent Parcel Number

15 08-A-032-M-00-009-0, on approximately .75 acres of land zoned

16 R-1.

17 Please come up and present your case.

18 MR. KLINGER: Thank you. Okay.

19 CHAIRMAN VALENTIC: I am sorry. Not to interrupt but

20 could you please state your full name and address and confirm

21 that you were sworn in.

22 MR. KLINGER: I'm sorry. I was going to do that,

23 yeah. My name is Keith Klinger and I was sworn in tonight.

24 The reason why I am here is that I requested a variance for an

25 existing shed on the location of the southeast corner of my

26 property, which is 6366 Mardon Drive, and also to provide

27 information of the existing shed that was built before my

28 moving in in 2012 November.

29 In the past three years, living on Mardon Drive, I

30 have followed the laws of the township. Since living here, I

1 have filed for two permits. One was a permit for a board-on-
2 board fence on the south side of the property; and the second
3 permit was to add an addition to an existing pole barn or what
4 I call my garage. The site plans for both permits were done
5 and shown as actual sizes and property lines and per the zoning
6 permit application. Both permits were completed and licensed
7 by insured contractors.

8 After the extension of the pole barn was completed
9 and inspected around October of this past year, shortly after,
10 I received a letter from Bruce Bullard, the zoning inspector,
11 stating that the pole barn -- not pole barn but the --

12 MS. JARRELL: The shed.

13 MR. KLINGER: The shed, thank you.

14 MS. JARRELL: You're welcome.

15 MR. KLINGER: I am a little nervous, ladies and
16 gentlemen. This is not something I do every day.

17 The photos showed that, in 2011, that he sent me,
18 didn't show the pole barn, but it had a lot of foliage. The
19 shed -- I am sorry -- had a lot of foliage around it and you
20 really couldn't see it well. I am feeling that -- Boy, I'm
21 messing this up pretty good.

22 MR. BULLARD: Just relax.

23 CHAIRMAN VALENTIC: Yeah. You're good.

24 MR. KLINGER: I feel the problem with the existing
25 shed was created by the previous property owners. I have -- I
26 feel that it should be -- should have been caught by the
27 township, or even through my permits that I had asked for, to
28 catch this before the addition of the pole barn was completed.

29 I think I need a drink.

30 CHAIRMAN VALENTIC: You are not the only one. It's

1 been a long day.

2 MR. KLINGER: I don't know.

3 CHAIRMAN VALENTIC: You're good.

4 MR. KLINGER: I am kind of beating this thing up
5 pretty bad.

6 MS. JARRELL: No. You're fine.

7 MR. DYNES: We understand.

8 MR. KLINGER: Long story short, I have letters
9 through my neighbors surrounding me stating that they're okay
10 with the shed that's there. And, also, I have letters stating
11 when people thought this pole barn -- I keep saying "pole barn"
12 -- shed was built.

13 CHAIRMAN VALENTIC: The shed.

14 MR. KLINGER: And, to our recollection, it was built
15 in 1998 and it's 2016, so this shed has been in existence for
16 17 years. I have copies of pictures showing, from my neighbor
17 next door, in 2006, that it was existing back then. I also
18 have a picture at the very end showing what the shed looks like
19 now with the newly put-in gutters and downspouts, the floor.
20 And I have siding that I want to install but that's inside the
21 shed. Basically, the shed is used for my extra storage of my
22 lawn ornaments, my lawn equipment and I really would like to
23 have that because it is valuable to me.

24 I guess, in closing, since I beat it up so badly, the
25 pole barn and the shed combined is, like, 960 square feet. And
26 I am allowed, according to my three-quarter acre, 1,024 square
27 feet. So what I am asking for is to keep the shed in place
28 without moving it. Any questions?

29 CHAIRMAN VALENTIC: Well, you haven't done this
30 before but I will tell you this is probably one of nicest

1 packets we've ever got.

2 MS. JARRELL: Absolutely.

3 MR. KLINGER: Thank you.

4 CHAIRMAN VALENTIC: Very organized. It was pretty
5 easy to understand where you were coming from with this. I
6 have looked, like I said, I have looked at everything. I don't
7 really have any other questions. It was all laid out pretty
8 clearly to me there. I will see if anyone else from the Board
9 has any questions, comments. Nothing?

10 MR. SWEENEY: No.

11 CHAIRMAN VALENTIC: Okay. Is there anyone else
12 that's speaking for or against the appeal tonight that wants to
13 come up?

14 AUDIENCE MEMBER: I didn't get sworn in, so --

15 CHAIRMAN VALENTIC: If there is no further questions,
16 the variance for Number -- Appeal Number 1115-1063 is now
17 closed to the public. I will entertain a motion to approve
18 Appeal Number 1115-1063.

19 MS. JARRELL: So moved.

20 MR. BULLARD: Ivan, it's 1215. You said 1115.

21 CHAIRMAN VALENTIC: Sorry.

22 MR. SWEENEY: Need a drink?

23 CHAIRMAN VALENTIC: Yeah. Appeal Number 1115-1063,
24 Bruce, right?

25 MR. BULLARD: No.

26 MR. HAMILTON: There's a discrepancy between what's
27 on the agenda and what's on the appeal.

28 CHAIRMAN VALENTIC: Oh, that's right. Sorry, Bruce.

29 MR. BULLARD: Oh, the agenda is wrong.

30 MS. JARRELL: Nice job, Bruce.

1 MR. SWEENEY: You're fired.

2 MS. JARRELL: I am just kidding.

3 MR. BULLARD: What can I tell you?

4 CHAIRMAN VALENTIC: 1215. Okay. See, we all mess
5 up, right?

6 MS. JARRELL: Yeah.

7 CHAIRMAN VALENTIC: You come back next month, you
8 will see me do it again.

9 All right. I will entertain a motion to approve
10 Appeal Number 1215-1063.

11 MR. SWEENEY: So moved.

12 MR. DYNES: Second.

13 CHAIRMAN VALENTIC: Okay. We have approval and a
14 second for Appeal Number 1215-1063. Is there discussion?
15 Nothing? Okay. The question is for the approval of Appeal
16 Number 1211 -- I am sorry -- 1215-1063. A yes vote is for the
17 appeal, a no vote denies it. Bruce, please call the vote.

18 MR. BULLARD: Ms. Jarrell?

19 MS. JARRELL: Yes.

20 MR. BULLARD: Mr. Dynes?

21 MR. DYNES: Yes.

22 MR. BULLARD: Mr. Sweeney?

23 MS. SWEENEY: Yes.

24 MR. BULLARD: Mr. Hamilton?

25 MR. HAMILTON: Yes.

26 MR. BULLARD: Mr. Valentic?

27 CHAIRMAN VALENTIC: Yes. Congratulations.

28 MR. KLINGER: Thank you. Thank you.

29 MR. SWEENEY: You did it.

30 MR. KLINGER: I will tell you. There will be a drink

1 going home, too.

2 MR. DYNES: Just come back with some for us, too.

3 CHAIRMAN VALENTIC: Next on the agenda is the staff
4 report on the updated zoning map. Bruce.

5 MR. BULLARD: Yes. What you have in front of you are
6 your new zoning maps. You will notice that the C District is
7 on it. That's the candy stripe district. And, also, the
8 Gateway Health District is now represented on the maps. Both
9 the text and the maps are now fully improved on the website.
10 So if anybody has any questions, they can go right on the
11 website and the maps and all the text relating to it are there.
12 And you've all received your updated packages, I know, so now
13 you have the completion on that.

14 Now, you will be getting other text changes in a few
15 months because we're doing riparian setbacks for the property.
16 We're working on that right now. There is going to be another
17 map on that, which I am going to have to be doing some site
18 work with the county because I don't agree with -- there are
19 some streams and things that aren't shown and it's like, okay,
20 I am not going to be able to control that unless they designate
21 distances and what type of water qualities those streams are.
22 So why they're not shown is the big question that Heather and I
23 have. We have to go out and do some field work with that. So
24 that's where that's at and that's it.

25 CHAIRMAN VALENTIC: Okay. Thank you, Bruce.

26 Do you guys have anything else for Bruce?

27 MR. DYNES: No.

28 MS. JARRELL: Did Connie approve the little airplanes
29 on her airport there?

30 MR. BULLARD: Absolutely. They're all landing kind

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of funny.

MS. JARRELL: They're great.

CHAIRMAN VALENTIC: All right. Well, the next thing on the agenda is the approval of our minutes, for the minutes. I will call for the motion to approve the minutes for January -- December 9, 2015.

MR. DYNES: So moved.

CHAIRMAN VALENTIC: Is there a second?

MR. SWEENEY: Second.

CHAIRMAN VALENTIC: Okay. We had a late second. The question is for approval of minutes of December 9, 2015. A yes vote approves the minutes, a no vote does not. All in favor of approving the minutes, say "yes."

(Five aye votes, no nay votes.)

CHAIRMAN VALENTIC: The minutes for -- have been approved. So the January 13, 2016, meeting for the Board of Zoning Appeals is now closed. Thank you.

(Whereupon, the meeting was adjourned at 7:31 p.m.)

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STATE OF OHIO)
) CERTIFICATE
COUNTY OF CUYAHOGA)

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 27th day of January 2016.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2018