

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

Tuesday, May 1, 2018
7:00 P.M.

TRANSCRIPT OF PROCEEDINGS

ZONING COMMISSION MEMBERS PRESENT:

RICH PETERSON, Vice Chairman
ANDREW LINGENFELTER, Commission Member;
FRANK SCHINDLER, Commission Member;
GERARD R. MORGAN, Commission Member;
HIRAM REPPERT, Alternate Commission Member.

ALSO PRESENT:

HEATHER FREEMAN, Planning and Zoning Director/Zoning
Inspector;
JARED WINER, Planner/Assistant Zoning Inspector.

MELTON REPORTING
11668 Girdled Road
Concord, Ohio 44077
(440) 946-1350

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

VICE CHAIRMAN PETERSON: Good evening. I would like to call to order the Concord Township Zoning Commission meeting for Tuesday, May 1, 2018. I'm Rich Peterson. I'm filling in for Morgan McIntosh, who's our chairman who is not here tonight. We have a relatively short agenda with seven different items.

We'll start with No. 1 and that is to schedule -- accept and schedule a public hearing for Zoning Amendment Application 0318-3 by 44 Parternship, requesting to rezone 3.4864 acres of land on Crile Road from R-2, Planned Unit Development, to BX, Business Interchange.

So our goal tonight is to schedule a public hearing for that. Any details, Heather, that you wanted to discuss on that?

MS. FREEMAN: I can briefly describe to the board where the land is located.

VICE CHAIRMAN PETERSON: Okay.

MS. FREEMAN: I'll leave most of the details for the public hearing itself. This is a portion of a parcel that's located behind the existing Concord Motor Sports and runs south towards Girdled behind 84 Lumber.

VICE CHAIRMAN PETERSON: Okay.

MS. FREEMAN: It's currently zoned R-2, PUD that was part of the old B & O right of way.

VICE CHAIRMAN PETERSON: Okay. Very good. I don't think there's any real discussion on that. So we would schedule that for the June 5th meeting; correct?

MS. FREEMAN: Yes.

VICE CHAIRMAN PETERSON: Okay.

1 MR. LINGENFELTER: Mr. Chairman, I make a motion
2 that we accept Application 0318-3, 44 Partnership, requesting
3 a rezone of 3.4864 acres of land on Crile Road from R-2,
4 Planned Unit Development, to BX, Business Interchange.

5 VICE CHAIRMAN PETERSON: Very good. Do I have a second?

6 MR. REPERT: Second.

7 VICE CHAIRMAN PETERSON: Hiram, second. All in favor?

8 MR. LINGENFELTER: Aye.

9 MR. SCHINDLER: Aye.

10 MR. MORGAN: Aye.

11 MR. REPERT: Aye.

12 VICE CHAIRMAN PETERSON: Aye.

13 Opposed?

14 MS. FREEMAN: Excuse me, Mr. Chairman. I
15 think we need to amend that motion to actually schedule the
16 public hearing as part of that motion.

17 VICE CHAIRMAN PETERSON: Oh, I thought that's what you
18 said.

19 MR. LINGENFELTER: Let me rephrase my motion. I
20 would like to make a motion to accept and schedule the public
21 hearing for Zoning Amendment Application No. 0318-3 by 44
22 Partnership requesting to rezone 3.4864 acre of land on Crile
23 Road from R-2, Planned Unit Development, to BX, Business
24 Interchange.

25 VICE CHAIRMAN PETERSON: Okay. And, Hiram, you --

26 MS. FREEMAN: For June 5th.

27 MR. LINGENFELTER: For June 5th.

28 MR. REPERT: Still second it.

29 VICE CHAIRMAN PETERSON: And Hiram seconds it. So all in
30 favor again?

1 MR. LINGENFELTER: Aye.

2 MR. SCHINDLER: Aye.

3 MR. MORGAN: Aye.

4 MR. REPPERT: Aye.

5 VICE CHAIRMAN PETERSON: Aye.

6 Opposed, none.

7 So that will be scheduled for June 5, 2018.

8 MR. LINGENFELTER: Correct.

9 VICE CHARIMAN PETERSON: We had a work session scheduled
10 for the discussion of the Town Hall Neighborhood and Town Hall
11 Commons District and it appears that's going to be tabled for
12 now, so we'll probably pick that up again in June, I would
13 assume. Will that be on the schedule for June?

14 MS. FREEMAN: If there's something that you --

15 VICE CHAIRMAN PETERSON: Unless we have something --

16 MS. FREEMAN: -- the board wants us to look
17 at.

18 VICE CHAIRMAN PETERSON: -- more pressing.

19 Okay. So there's nothing to look at anyway right now;
20 correct?

21 MS. FREEMAN: Right.

22 VICE CHAIRMAN PETERSON: Okay. Very good. All right.
23 Item 3 on the agenda then is approval of the minutes from last
24 month's meeting, which was April 3rd. Could I have a motion
25 to approve those minutes?

26 MR. SCHINDLER: Mr. Chairman, I make a motion to
27 approve the minutes from the April 3rd 7:00 meeting as
28 written.

29 VICE CHAIRMAN PETERSON: Is there a second?

30 MR. MORGAN: I will second that.

1 VICE CHAIRMAN PETERSON: Okay. Jerry seconds that.
2 All in favor of approving those minutes?
3 MR. MORGAN: Aye.
4 MR. LINGENFELTER: Aye.
5 MR. SCHINDLER: Aye.
6 VICE CHAIRMAN PETERSON: And I'm abstaining, I wasn't
7 here, and I don't believe you were here either.
8 MR. REPPERT: I'll abstain also.
9 VICE CHAIRMAN PETERSON: Okay. So it's three to zero.
10 We're good. We have a quorum.
11 Item 4, correspondence report from the the zoning
12 commission members. And I'll start with Frank. Anything,
13 Frank?
14 MR. SCHINDLER: No, Mr. chairman.
15 VICE CHAIRMAN PETERSON: Andy?
16 MR. LINGENFELTER: Nothing from me.
17 VICE CHAIRMAN PETERSON: Jerry?
18 MR. MORGAN: Nothing, Mr. chairman.
19 VICE CHAIRMAN PETERSON: Hiram?
20 MR. REPPERT: Nothing from an alternate.
21 VICE CHAIRMAN PETERSON: And I have nothing as well.
22 So moving forward then to Item No. 5, audience
23 participation, and it's a pretty thin audience. As a zoning
24 board we would like to welcome Andy Rose, our new township
25 administrator here who we all met this evening. Usually our
26 meetings are a little longer than this, but this one appears
27 to be rather short.
28 MR. MORGAN: You picked the right one to come
29 to.
30 VICE CHAIRMAN PETERSON: So if there is no other audience

1 participation, we'll move to the next item, which is simply
2 scheduling the zoning commission meeting for June 5, 2018.
3 Everyone have that?

4 MR. LINGENFELTER: Yep.

5 MR. SCHINDLER: Yeah.

6 VICE CHAIRMAN PETERSON: Any further discussions,
7 anybody?

8 Having said that --

9 MR. LINGENFELTER: You're the best. You're the
10 best, I'll tell you.

11 VICE CHAIRMAN PETERSON: Quick meeting. With that, I
12 guess, with no further discussion, we'll adjourn tonight's
13 meeting.

14 - - - - -

15 (Meeting Adjourned.)

16 - - - - -

17

18

19

20

21

22

23

24

25

26

27

28

29

30

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

CERTIFICATE

I, Susan Goodell, hereby certify that the foregoing pages constitute a true and complete transcript of the testimony requested to be transcribed from my Stenograph notes, taken at the time and place designated herein.

WITNESS MY SIGNATURE THIS 5th day of May, A.D. 2018.

SUSAN GOODELL