

CONCORD TOWNSHIP ZONING COMMISSION  
LAKE COUNTY, OHIO  
SPECIAL and REGULAR MEETINGS

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

July 10, 2018  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Morgan McIntosh, Chairman  
Frank Schindler  
Richard Peterson  
Andy Lingenfelter  
Susan Germovsek

Also Present:

Heather Freeman, Planning & Zoning Director/Zoning  
Inspector  
Jared Winer, Planner/Assistant Zoning Inspector  
Stephanie Landgraf, Esq., Legal Counsel

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

1 7:00 p.m.

2 CHAIRMAN McINTOSH: Okay. Good evening. I am going  
3 to call to order a special meeting that we are going to start  
4 that will be conducted prior to the regularly scheduled or the  
5 Concord Township Zoning Commission meeting. So this special  
6 meeting, the purpose for this meeting is consideration of a  
7 sketch plan for proposal for our reservation conservation  
8 development as requested by Mr. Richard Sommers, of Sommers  
9 Real Estate Group, pursuant to Section 16.28 of the Concord  
10 Township Zoning Resolution.

11 So present this evening is Zoning Commission members  
12 Rich Peterson, Sue Germovsek, Andy Lingenfelter and Frank  
13 Schindler, as well as there are Trustees here, Heather, from  
14 the Zoning Office.

15 So, Heather, do you want to get us going on the --

16 MS. FREEMAN: Certainly. Yeah, I can start you off.

17 So as Mr. McIntosh indicated, Mr. Sommers had  
18 requested this preapplication meeting in accordance with  
19 Section 16.28, which is the first step that's required prior  
20 to establishing any new residential conservation development  
21 district. Mr. Sommers has submitted a yield plan and a sketch  
22 plan for our consideration. It must be demonstrated that the  
23 yield plan is reasonable and that the proposed street layout  
24 and the number of lots could be developed under the existing  
25 R-4 Residential zoning district.

26 Furthermore, the sketch plan indicates the --  
27 Mr. Sommers' initial plans for how he may develop the property  
28 if it were to be rezoned as a residential conservation  
29 district development.

30 Just real brief, this is about 24 acres off of

1 Winchell Road coming out of a 30 acre parcel just south of  
2 Concord-Hambden right outside of the existing Concord Ridge  
3 Development. It does meet the minimum development area that's  
4 required for a proposed RCD, which is 20 acres.

5 I think, at this point, we would let Mr. Sommers  
6 come up and explain his yield plan and his sketch plan and  
7 then, after that, we can have some input. We have some other  
8 county agencies here that will be reviewing this project if it  
9 does move forward and go through the subdivision review  
10 process. So we can open it up to them for any comments or  
11 questions or concerns that they may have in regards to this as  
12 well.

13 MR. SOMMERS: Good evening. My name is Rick  
14 Sommers, Sommers Real Estate Group. We're proposing to  
15 develop this Lilly property under the current RCD District  
16 option per the Concord Township code. As Heather said, per  
17 the RCD development, we have generated a 22, 22 lot yield plan  
18 that could be done on this property. We've also generated,  
19 the next thing, a proposed 26 lot subdivision with open spaces  
20 as required. We actually are above and beyond the  
21 requirements of the code.

22 I think tonight this is an informal meeting, so we  
23 are here for comments and we are here for suggestions. Some  
24 of our ideas on why to do this as an RCD development, number  
25 one, we're creating buffers to the north and to the south that  
26 protect the adjacent neighbors so there is not houses real  
27 close together back to back. You will notice that on both the  
28 north side and south side of the property there are green  
29 space areas.

30 These green spaces are proposed to be converted to

1 open meadows and will create a natural buffer that will be  
2 preserved in perpetuity by the use of a conservation easement,  
3 and that will be recorded. It will run with the property  
4 forever. It basically sets the parameters for what can and  
5 can't be done with the property. It's very limited use,  
6 basically, walking. Can't build anything on it, can't grade  
7 it. Basically, stays as it is in perpetuity.

8 We would propose to plant native trees and plants in  
9 the areas to speed up the transition from farm fields to  
10 wooded meadows.

11 These green spaces will also preserve and protect  
12 the corridor, a stream corridor that runs between Scarlet  
13 Drive and the proposed extension of Lilly Lane. These green  
14 spaces will provide smaller lawn areas and provide natural  
15 areas to manage and minimize stormwater runoff.

16 We will also be proposing to record deed  
17 restrictions that will be approved by the township that will  
18 maintain the integrity of the neighborhood similar to what we  
19 did at Concord Ridge, houses that are minimum square footages  
20 much larger than the township requires, exterior elevations no  
21 repeat rules, to name a few. Outbuilding sizes are limited to  
22 approximately 180 square feet. That's basically the gist of  
23 the deed restrictions that we would be proposing.

24 I would entertain any suggestions or questions.

25 MR. PETERSON: A question on the open area. Who  
26 would enforce the protection of the land to keep neighbors  
27 from putting, you know, lawn debris back there and so forth?

28 MR. SOMMERS: That's a good question. What we have  
29 done at Concord Ridge -- I don't know if they'll take this one  
30 but we will propose it to them -- Lake County Soil and Water,

1 we pay a fee and there is an annual inspection that's done.  
2 And if somebody is seen encroaching that area or dumping grass  
3 clippings or things like that, then they would receive a  
4 letter from that authority. It's not on the homeowners'  
5 association. I think that's very important.

6 MR. PETERSON: I do recall we did that in the other  
7 development. I thought it was a good idea.

8 MR. SOMMERS: The other thing that we do and we're  
9 just starting to do it with Concord Ridge now because it is  
10 moving along in the development process, is we put these  
11 fiberglass markers on the property corners and along the  
12 property line so people recognize where that buffer starts and  
13 where their property ends.

14 MR. SCHINDLER: The people that buy into this, are  
15 they made aware of these regulations and what they can do and  
16 what they can't do?

17 MR. SOMMERS: Absolutely. First of all, they don't  
18 have any right to go into that area, and that's explained.  
19 And when they buy a property, they're given a copy of the deed  
20 restrictions and they have to acknowledge those deed  
21 restrictions, which also include the limitations on the  
22 conservation area.

23 There is a minimal, I believe, in Concord Ridge  
24 right now it's \$100 a year, so there is a minimal HOA fee that  
25 goes for those inspections. And there is some green grass to  
26 mow along the streets and open areas in that particular  
27 subdivision that are maintained by that fee, also. So people  
28 are well aware of it. It's been very well received in Concord  
29 Ridge because almost every lot has a conservation area behind  
30 it or adjacent to it, other than a few corner lots.

1 MR. PETERSON: What is the average lot size in the  
2 conservation plan?

3 MR. SOMMERS: By code, it's required to be a minimum  
4 of a half acre.

5 MR. PETERSON: So they are all half acre?

6 MR. SOMMERS: Yes. That is part of your township  
7 code.

8 MR. PETERSON: Yeah, right.

9 MS. FREEMAN: Mr. McIntosh, I have a few comments, I  
10 guess, from the Zoning Department. I did want to correct you.  
11 You had indicated on your sketch plan that you had 26 lots  
12 but, actually, you have 24.

13 MR. SOMMERS: I'm sorry.

14 MS. FREEMAN: So the yield plan had indicated, if it  
15 were developed under the conventional R-4 zoning district,  
16 that he could get 22 lots on there. So that with his yield  
17 plan, he is trying to establish the base density. So on his  
18 yield plan, he is showing that, that he could potentially  
19 develop 22 lots under the current zoning. He is showing sep  
20 -- or sanitary sewer servicing what appears to be the majority  
21 of the lots but I wasn't clear if you were doing -- if all of  
22 the lots on your yield plan were serviced by sanitary sewer or  
23 couple of them were from septic.

24 And then also on the yield plan you have indicated  
25 that there was that possible environmental, environmental  
26 sensitive area on the northwest corner. Once that's  
27 determined that if it is or not, the township would like to  
28 see all of that protected in the open space, including the  
29 appropriate riparian setback if there was one on that.

30 MR. SOMMERS: That would not be an issue. And I

1 stand corrected on the 24 lots. The yield was bounced around  
2 in our --

3 MS. FREEMAN: Right, yeah. The design changed a  
4 couple times, which based on, based on his sketch plan, he has  
5 just -- he has about 42 percent of the property preserved in  
6 open space, which would allow him an 11 percent density  
7 increase over the conventional 22 lots, which gets him to the  
8 24, which would be in compliance with the standard set forth  
9 in the Zoning Resolution.

10 MR. LINGENFELTER: Now, would the, would the  
11 northwest corner sensitive area with the riparian setbacks and  
12 associated delineations, would that affect the lot sizes on  
13 Sublot 23 and 24, possibly, or no?

14 MR. SOMMERS: I, at this point, can't answer that  
15 question yet. I think that we would need to determine -- We  
16 have to get a wetland determination and a stream corridor  
17 determination. But those lots have to be half acre. If there  
18 were to be a riparian setback, I believe, by code, can come  
19 onto the lot.

20 MS. FREEMAN: It can, right. It was just a  
21 reference.

22 MR. LINGENFELTER: Right.

23 MR. SCHINDLER: Where it says here "not part of the  
24 RCD subdivision," what does that mean?

25 MR. SOMMERS: I am sorry?

26 MR. SCHINDLER: This part where it says "not part  
27 of" --

28 MR. LINGENFELTER: Those are lots out front.  
29 They're on Winchell Road there.

30 MR. SCHINDLER: These are already homes that are

1 built?

2 MR. LINGENFELTER: Yeah, they're already lots, yeah.  
3 They are going to cut through?

4 MR. SOMMERS: Those lots can't be serviced by  
5 subdivision -- or by sewers. So under RCD, the lots have to  
6 be serviced by sanitary sewers, so those aren't part of this  
7 subdivision.

8 MR. SCHINDLER: I see.

9 MR. LINGENFELTER: What street is that you're tying  
10 into? Is that --

11 MR. SOMMERS: That's Winchell.

12 MR. LINGENFELTER: Winchell. No, I mean where it's  
13 tying into.

14 MR. SOMMERS: It's actually an extension of what we  
15 named it, Lilly Lane.

16 MR. LINGENFELTER: Lilly Lane, okay. I was just  
17 trying to get an orientation on that.

18 MR. SOMMERS: If you drive --

19 MR. LINGENFELTER: Right.

20 MR. SOMMERS: If you go down that street and drive  
21 straight, there is a little bit of a stub there.

22 MR. LINGENFELTER: Right, yeah, where it bends and  
23 then --

24 MR. SOMMERS: Correct.

25 MR. LINGENFELTER: -- goes down to Meredith?

26 MR. SOMMERS: Correct.

27 MR. LINGENFELTER: Yeah, right.

28 MR. SOMMERS: It actually, Meredith, the name  
29 continues to that intersection.

30 MR. LINGENFELTER: Right. Yeah, I know where you're



1 talking about.

2 MR. SOMMERS: Okay. Any other questions for me?

3 CHAIRMAN McINTOSH: Yeah. Any other questions for  
4 Mr. Sommers?

5 MR. SCHINDLER: Not from me.

6 MR. SOMMERS: Thank you.

7 MS. FREEMAN: Is there anyone -- Dave Radachy, from  
8 Lake County Planning Commission, did you have any comments on  
9 the proposed sketch plan or yield plan from your perspective?

10 MR. RADACHY: On both the, both the -- The process  
11 that we will go through if this goes, if the sketch plan and  
12 yield plan are considered to go forward, then the developer  
13 will submit to do the district amendment change and we will do  
14 the two public hearings, you guys will do the two public  
15 hearings and we will make a recommendation on the case. And,  
16 at that point, we will actually send some subdivision  
17 comments. Once the zoning is happening, we will go through  
18 the subdivision process and we will do a preliminary plan and  
19 a final plat on this development.

20 The road going out to Winchell Road, initial review,  
21 initially, the initial design was a cul-de-sac and we told the  
22 developer we were going to require a connection to Winchell  
23 Road to try to alleviate some of the issues that might be  
24 occurring in Summerwood and then Stanford Springs. We thought  
25 it was very important to have an actual connection for Concord  
26 Ridge to an actual major road as opposed to going through the  
27 other two subdivisions.

28 The road, there might be some issues with the block  
29 length. We will have to get a measurement on it when it  
30 actually gets submitted as a development plan, so we are kind

1 of locked into the way, the way this property is developed as  
2 the last one. We have Concord Ridge to the north and to the,  
3 to the west. We have Stanford springs to the south. And then  
4 we have some lot splits to the north, also. So we really  
5 don't have another spot to run another road, make another  
6 connection to Concord-Hambden or to Winchell. So we are kind  
7 of stuck with we might have to review the block length issue,  
8 where block lengths are usually no longer than 1,400 feet. So  
9 we will have to deal with that at that point.

10 The subdivision, we will consider the subdivision,  
11 when it does come in, would go to this line here where it says  
12 "not part of the subdivision," go out to Winchell Road, around  
13 the subdivision, around the road and back to where it says  
14 "not part of the subdivision" and then back over. So this  
15 little stub of the road would be considered part of the  
16 subdivision. And then you will have to divide out those lots  
17 away from the property at a later time by lot split if he  
18 wants to do more than one lot.

19 The 22 lots seem, they seem to meet township zoning  
20 and then meet our requirements for road geometry, so we would  
21 probably, if this were to be submitted as a preliminary plan,  
22 we probably would approve it.

23 Do you have any questions for me on subdivision  
24 issues?

25 CHAIRMAN McINTOSH: Okay. Thanks, Dave.

26 MR. RADACHY: Okay.

27 MR. SCHINDLER: Heather, our Fire Department, I  
28 believe, requires two entrances to, to get into a subdivision,  
29 right? That's why that road still has to be there?

30 MR. RADACHY: Our subdivision regulations state that

1 we can require -- you have to have one -- Actually, the Fire  
2 Department doesn't, can't require on subdivisions. It is a  
3 county function. We work hand in hand with the Fire  
4 Department as much as possible to get what -- to fulfill their  
5 needs.

6 MR. SCHINDLER: Right.

7 MR. RADACHY: The subdivision requirements require  
8 one connection to a dedicated right-of-way for each  
9 subdivision. We can require more connections if we feel it's  
10 necessary and that's what we, that's what we're basing our  
11 decision on requiring this to go out to Winchell Road, is that  
12 we felt that Concord Ridge needed more than two connections.  
13 Currently, it has a connection to Stanford Springs and a  
14 connection to the crossroads of Summerwood, Phase 1, and  
15 Forest Valley. We felt that we needed a third connection into  
16 the subdivision to help with emergency access to it.

17 MR. SCHINDLER: All right. Thank you.

18 MS. FREEMAN: Frank, Deputy Fire Chief Ron Terriaco  
19 has seen this proposed layout and he does like the fact that  
20 the road does go all the way out to Winchell, from the Fire  
21 Department perspective.

22 MR. SCHINDLER: Thank you.

23 MS. FREEMAN: Was there anyone else representing  
24 from the county that had any concerns or comments about these  
25 plans this evening that wanted to speak?

26 MR. HOUSER: Hi. I'm Steve Houser, with Lake County  
27 Stormwater Department, and we will conduct our normal review  
28 process for the plans as well to determine stormwater  
29 management best management practices for the proposed  
30 development. So we go through that analysis as well.



1 there will be a vote tonight regarding a rezone, and that is  
2 an inaccurate statement. We have a site plan review.

3 MR. LINGENFELTER: Surprise, surprise.

4 CHAIRMAN McINTOSH: We have a tabled work session,  
5 we have approval of minutes, and correspondence report. We do  
6 have an audience portion scheduled this evening but there is  
7 no vote taking place to rezone any property. There is no  
8 public hearing. And there is no planned, other than the  
9 audience participation portion, there is no planned public  
10 hearing this evening. So just if you are here for that  
11 purpose, I want to make it clear that that's not an agenda  
12 item this evening.

13 Our first item tonight is a Site Plan Review  
14 Application Number 35, for Mr. Hugh Thomas, of BL Companies,  
15 is requesting a plan approval for proposed site plan  
16 improvements for the property located at 8059 Crile Road.

17 Is the applicant here this evening or a  
18 representative?

19 MR. THOMAS: Yes.

20 CHAIRMAN McINTOSH: Would you please state your name  
21 and address for the record, please?

22 MR. THOMAS: Hugh Thomas, of BL Companies,  
23 3755 Boettler Oaks Drive in the city of Green.

24 CHAIRMAN McINTOSH: Okay. Mr. Thomas, could you  
25 just take us through your application or your plan there?

26 MR. THOMAS: Sure. This is the landscaping plan.  
27 And we received the staff report which recommended additional  
28 plantings.

29 MR. LINGENFELTER: Excuse me. It's upside down.

30 MR. THOMAS: Is it?

1 CHAIRMAN McINTOSH: Oh, yeah, it is.

2 MR. LINGENFELTER: There we go.

3 MR. THOMAS: Very good.

4 MR. LINGENFELTER: That's better.

5 MR. THOMAS: I do have, if you want, 11-by-17s. I  
6 could hand those to you. I also have two copies of this if  
7 you would like to have a copy closer to look at.

8 CHAIRMAN McINTOSH: Actually, if you have copies,  
9 yeah.

10 MR. LINGENFELTER: Is it smaller than this? Because  
11 if it is, I am interested.

12 CHAIRMAN McINTOSH: That would be helpful.

13 MR. THOMAS: Here you go.

14 MR. LINGENFELTER: Look at that. There we go. Now  
15 we're talking. That's excellent, beautiful.

16 MR. THOMAS: So, overall, the project is improving  
17 toward the rear of the building a truck dock to service full  
18 sized WB-67 tractor trailers safely and provide for their --  
19 provide for movements by improving the driveway, the drive  
20 apron, and safely to navigate them to the shared driveway  
21 easement to the north, to the Discount Drug Mart driveway.

22 We are providing 52 parking spaces. They don't  
23 require that many right now or anticipate but we're providing  
24 that for future expansion and so that the stormwater basin and  
25 so forth accounts for any future expansion they may have.

26 We applied for a couple variances, all to do with  
27 landscaping and screening, primarily focused on safety because  
28 there's a lot of things going on in that small area behind the  
29 building, trucks, there's scrap metal dumpsters that  
30 require -- that are about 8 feet tall and there's forklifts

1 and so forth. And to make up for that, we want to provide  
2 additional screening. And in the staff report there were  
3 several recommendations how we improve upon our landscape plan  
4 that we have incorporated into this plan that you see here.  
5 And that's basically the scope of the project.

6 CHAIRMAN McINTOSH: This is a landscaping proposal  
7 because a new tenant or what's happening with the property?

8 MR. THOMAS: New tenant, they moved in. They have a  
9 light manufacturing facility. That's why they wanted to  
10 update and improve the facility. A new sanitary connection is  
11 also part of the improvements and that's what, kind of,  
12 prompted all the improved landscaping.

13 CHAIRMAN McINTOSH: Questions from the Board?

14 So you had indicated that, that you responded to the  
15 recommendations in the staff report?

16 MR. THOMAS: Yes.

17 CHAIRMAN McINTOSH: Okay. And so given that,  
18 Heather, does that change the recommendation?

19 MS. FREEMAN: Mr. Chairman, yeah, I had an  
20 opportunity to view this plan briefly before our meeting this  
21 evening and I do concur with the applicant here that he has  
22 made the changes that we were requesting on providing some  
23 additional landscaping to screen some of the parking on the  
24 south side near the southern driveway, establish a couple more  
25 planting areas near the parking spots, also indicated a couple  
26 more shrubs to go up against the base of the building in front  
27 of it, and then also an additional spruce tree, spruce tree to  
28 screen some of the parking that's on the north side.

29 So as far as I am concerned, they have met what,  
30 initially, staff was going to recommend as conditions, so I

1 would probably amend my staff recommendation to be to  
2 recommend approval on this project this evening.

3 CHAIRMAN McINTOSH: I have a question. If I recall  
4 in something I read about this, there was a comment with  
5 respect to there is a north, a south drive and then there is,  
6 kind of, one indicated in the drawing in, like, the middle. I  
7 drove by the property this evening. There is actually not a  
8 drive there but there is a door or some kind of an access in  
9 the front of the building. What is the plan for that?

10 MR. THOMAS: Nothing right now.

11 CHAIRMAN McINTOSH: Okay.

12 MR. THOMAS: It's there.

13 CHAIRMAN McINTOSH: Okay.

14 MR. THOMAS: And I don't anticipate, really, having  
15 any plan for that in the immediate future.

16 CHAIRMAN McINTOSH: Okay. I just -- It mentioned  
17 it. It said that it was there but then I drove by and didn't  
18 see anything. It's all grass now, correct?

19 MR. THOMAS: Right.

20 CHAIRMAN McINTOSH: There's no --

21 MR. THOMAS: Yeah. We didn't want to disturb it.

22 CHAIRMAN McINTOSH: Gotcha.

23 MR. THOMAS: Just let it go how it is.

24 MS. GERMOVSEK: So you will share the driveway with  
25 Drug Mart? Like, right now, there is just one entrance.

26 MR. THOMAS: Yeah. Up here there is already a  
27 concrete apron and there is a shared driveway easement here so  
28 that, when trucks circulate, they will come up, back in and  
29 pull out that shared driveway easement.

30 MS. GERMOVSEK: It's empty right now, right? I



1 mean, there is nothing in there, or what's in there now?

2 CHAIRMAN McINTOSH: The building?

3 MS. GERMOVSEK: The building.

4 MR. THOMAS: Oh, the building, yeah.

5 MS. GERMOVSEK: Okay.

6 MR. THOMAS: And they do have traffic.

7 MS. GERMOVSEK: I mean, I drove by there. I was  
8 just, like, there's no signage or anything.

9 MR. THOMAS: No. The building is there. They will  
10 put up a new sign. And they do have truck traffic delivering  
11 product and so forth but they're not using that shared  
12 driveway easement right now. They're maneuvering and coming  
13 back out the southern drive right now.

14 MS. FREEMAN: Mr. McIntosh, if I could add a couple  
15 comments maybe to clarify for Sue. When Discount Drug Mart  
16 came in and got their project approved by the township and the  
17 county, part of one of the stipulations on the county  
18 approving their driveway location was them coming to an  
19 agreement with this adjacent property owner, which was a  
20 different owner at the time, on doing the shared driveway and  
21 was going to force Mr. Blossom to remove that most northern  
22 drive. So they are now working towards that ultimate goal by  
23 removing that northern drive and getting the trucks to go out  
24 what's been agreed upon by the county.

25 MS. GERMOVSEK: I see.

26 MR. SCHINDLER: So the only issue we ever had was  
27 just landscaping since the last time?

28 MS. FREEMAN: Right. Those were the, from our  
29 perspective, right, just a couple landscaping issues that are  
30 in compliance now with the revised plan.

1 MR. SCHINDLER: Okay.

2 CHAIRMAN McINTOSH: Any other questions for  
3 Mr. Thomas?

4 Okay. Thank you.

5 Okay. Do I have a motion to recommend approval?

6 MS. FREEMAN: A motion to approve?

7 CHAIRMAN McINTOSH: A motion to approve?

8 MR. PETERSON: So moved.

9 CHAIRMAN McINTOSH: Second?

10 MR. SCHINDLER: I second.

11 CHAIRMAN McINTOSH: Heather, can you call the roll,  
12 please.

13 MS. FREEMAN: Sure. Mr. Schindler?

14 MR. SCHINDLER: Yes.

15 MS. FREEMAN: Mr. Lingenfelter?

16 MR. LINGENFELTER: Yes.

17 MS. FREEMAN: Mr. Peterson?

18 MR. PETERSON: Yes.

19 MS. FREEMAN: Ms. Germovsek?

20 MS. GERMOVSEK: Yes.

21 MS. FREEMAN: And Mr. McIntosh?

22 CHAIRMAN McINTOSH: Yes.

23 MS. FREEMAN: Your application has been approved.

24 CHAIRMAN McINTOSH: And the next item on our agenda  
25 is the tabled work session for the Town Hall Neighborhood and  
26 Town Hall Common Districts -- Commons Districts. Excuse me.  
27 Tabled.

28 So moving on to the next agenda item is the approval  
29 of the minutes from the June 5, 2018, meeting. Do I have a  
30 motion?

1 MR. PETERSON: Mr. Chairman, I make a motion to  
2 approve the June 5, 2018, minutes as written.

3 CHAIRMAN McINTOSH: And a second?

4 MR. SCHINDLER: I second.

5 CHAIRMAN McINTOSH: All in favor?

6 MR. LINGENFELTER: I'll abstain because I wasn't  
7 here.

8 CHAIRMAN McINTOSH: Any opposed? None. Motion  
9 carries. The minutes are approved.

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

11 CHAIRMAN McINTOSH: The next order of businesses is  
12 the correspondence report from Zoning Commission members.  
13 Frank?

14 MR. SCHINDLER: None from me, Mr. Chairman.

15 CHAIRMAN McINTOSH: Andy?

16 MR. LINGENFELTER: No.

17 CHAIRMAN McINTOSH: Sue?

18 MS. GERMOVSEK: Nothing.

19 CHAIRMAN McINTOSH: And Rich?

20 MR. PETERSON: Nothing.

21 CHAIRMAN McINTOSH: I also had no correspondence.

22 At this point, we are at the audience participation  
23 part of the, part of the evening. So I would welcome up  
24 anybody from the audience who wishes to speak or ask  
25 Commission members any questions.

26 MS. PESEC: I am sorry to bother you. Do you mind?  
27 They have some of these that do it automatically.

28 Vanessa Pesec, 11705 Cali Court, Concord. One  
29 question that I had was, when somebody is making a  
30 presentation and they're using a board, the audience members

1 can't see it nor can anyone on the TV see it. So I was  
2 wondering if, with current, you know, state of technology, we  
3 could either put it on, you know, utilizing some computer or  
4 overhead or, you know, something like that so that everybody  
5 could be able to see and so forth. That would be really  
6 helpful, you know, for everybody. So I request that you look  
7 into that. I'd appreciate that.

8           And the other thing is that regarding your -- the  
9 tabled Town Hall Neighborhood, I do encourage you to look at  
10 it in a wholistic way and look at it with -- in combination of  
11 the Town Hall Commons and maybe even the BX that are north and  
12 south of that and look at it as an area, as sort of like a  
13 corridor study so that you're looking at it really with, with  
14 all eyes.

15           There was a lot of discussion in the March minutes  
16 where you were discussing this before it was tabled where you  
17 looked at it from the developer's point of view. The  
18 developer hasn't had any -- We haven't had any interest from  
19 developers. What have the developers wanted in terms of  
20 density? And that is surely an important component because  
21 they are doing the developing, but there are also other  
22 important viewpoints and things that we all should be  
23 considering when we look at rezoning property, be it a small  
24 8 acres or, you know, 100 acres.

25           And so I would encourage you to look at all of the  
26 kinds of things that you would when you would rezone property,  
27 and that would include citizen input, so trying to get citizen  
28 input as you're working through the work sessions and work  
29 plans as opposed to waiting until you're all done and you've  
30 thought through things and everything is all done and then you

1 have a public hearing on it because, at that point, it's  
2 really late, late in the game for people to make, you know,  
3 points and for them to be incorporated into anything that,  
4 that you do.

5 I know I worked a lot with ADA and the county issues  
6 and accessibility. And we know that when we talk to  
7 architects ahead of time, we then have the input in place. If  
8 you wait until after their whole plan is done and all the  
9 lines are drawn and then you try and add your input, it's  
10 really late and it's really difficult to make the changes, so  
11 I think, similarly, with the corridor study and Comprehensive  
12 Plan or, you know, any kind of time that you're thinking  
13 comprehensively about these kinds of issues. So I would  
14 appreciate it. That's it. Thank you.

15 CHAIRMAN McINTOSH: Okay. Is there anybody else  
16 from the audience that would like to participate in our  
17 meeting this evening?

18 MR. FALCONE: Thank you. Yes, I'm Marc Falcone. I  
19 live at 10185 Page Drive. I oppose any changes to the Town  
20 Hall Neighborhood that would allow zoning into that  
21 neighborhood. Primary concern is the commercial value of that  
22 property, as we have seen today that some discussion about  
23 Discount Drug Mart and the business next door needing some  
24 landscape, some buffer zones. I think this commercial  
25 property is for viability of Concord Township low taxes or I  
26 should say fair taxes to all, both commercial and residential.

27 A couple questions I have for the Zoning Commission.  
28 Does commercial light industry generate more income for the  
29 township than residential? I would like to hear, you know, a  
30 result on that because a lot of it's been hearsay that

1 residential is more of a deficit to the township but I would  
2 like to hear your comment on it.

3 How much commercial light industry property is  
4 needed for Concord to remain financially solvent, particularly  
5 in the long term?

6 And how does high density residential affect the  
7 viability of the township, the whole township?

8 I think we need to look for the -- in the future and  
9 I think commercial property is very valuable. As we have seen  
10 these insurgence of businesses coming to Concord, it helps  
11 with the tax base for everybody in Concord. Thank you.

12 MR. DUNN: My name is Paul Dunn. I live at  
13 7074 Brightwood Drive, and I'd like to make a couple of  
14 comments on the Section Number 2, the work session, the Town  
15 Hall Neighborhood and Town Hall Commons that's been tabled.

16 Obviously, when you table something, that means that  
17 you can decide to bring it up whenever you feel like bringing  
18 it up. And I think that the residents have an expectation  
19 that we would know ahead of time for what's going to be on  
20 your schedule for a particular meeting so, if the residents  
21 have some degree of interest in that particular item, they  
22 would know that that would be a meeting they should attend.  
23 And you folks know darn well that the last time that you had  
24 your meeting this room was filled with people, basically,  
25 opposed to that particular item.

26 CHAIRMAN McINTOSH: Which, which meeting?

27 MR. DUNN: It was last month. It was the one, it  
28 was the one that the room was filled.

29 CHAIRMAN McINTOSH: Okay.

30 MR. DUNN: Okay? That's, that's my comment. Please

1 let the residents know what's going to be on the agenda.

2 CHAIRMAN McINTOSH: Just for clarification, the  
3 agenda is on the township website, every meeting is. This  
4 agenda has been published. This is the second month or third  
5 month this has been a tabled issue; is that correct? Second  
6 month, I think.

7 MR. PETERSON: Yeah, a couple.

8 MS. GERMOVSEK: Right.

9 CHAIRMAN McINTOSH: It's been a few. We haven't --  
10 And a work session is a work session. It's when we sort of  
11 just discuss amongst ours and it's general conversation. It's  
12 not necessarily we would create anything binding. That never  
13 happens. It's conversation. We don't vote and nothing  
14 happens in a work session other than to move forward and then  
15 create a public -- then at which point there is hearings and  
16 there is conversations before any text amendments or anything  
17 takes place. So a work session is work. It's been on -- This  
18 particular issue has been tabled for several months but we  
19 also did have open work sessions for two to three months at  
20 some point earlier this year, just so you're aware.

21 So I encourage you to -- And I appreciate that some  
22 people here this evening have feedback and input. We do have  
23 ongoing -- Agendas are posted. We do have a running audience  
24 participation, for instance, like this to get feedback. And  
25 we've had a couple rezone meetings and some work sessions  
26 where we haven't had any audience participation. So feedback  
27 and so forth that's come forth this evening is definitely  
28 welcome, it's appreciated and we definitely encourage  
29 feedback. So thank you.

30 MR. DUNN: Thank you.

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MR. LINGENFELTER: We're sneaky, sneaky, sneaky.

CHAIRMAN McINTOSH: Is there anybody else in the audience that would like to come forth and speak or share some thoughts with the Zoning Board?

Okay. Moving on through the agenda, the next meeting for the Zoning Commission is August 7, 2018. If there is no further business this evening, I will close the meeting.

(Whereupon, the meeting was adjourned at 7:32 p.m.)



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STATE OF OHIO )  
COUNTY OF CUYAHOGA )

CERTIFICATE

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 extension 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 extension 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 31st day of July 2018.

-----  
Melinda A. Melton  
Registered Professional Reporter  
  
Notary Public within and for the  
State of Ohio  
  
My Commission Expires:  
February 4, 2023