

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

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

March 13, 2019
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Board of Zoning Appeals members present:

Ivan Valentic, Chairman
Francis Sweeney, Vice Chairman
Blair Hamilton, Member
Chris Jarrell, Member
Todd Golling, Alternate Member

Also Present:

Michael Lucas, Esq., Legal Counsel
Heather Freeman, Planning & Zoning Director/Zoning
Inspector
Marty Pitkin, Assistant Zoning Inspector

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

7:08 p.m.

1
2 CHAIRMAN VALENTIC: Good evening. The Board of
3 Zoning Appeals for March 2019 is now in session for Concord
4 Township. I would like to introduce my Board. To my far left
5 is Skip Sweeney and Todd Golling. I am Ivan Valentic. To my
6 right is Chris Jarrell and Blair Hamilton. To our far right
7 is Heather Freeman, our Zoning Inspector.

8 Under the advice of legal counsel, we ask that
9 anyone speaking tonight must be sworn in. So if you please --
10 If you plan on speaking, please stand and raise your right
11 hand.

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

13 CHAIRMAN VALENTIC: Okay. Please be seated.

14 When presenting your case or commenting, come
15 forward to the microphone and state your name and address for
16 the record.

17 Heather, were the legal notices published in a
18 timely manner?

19 MS. FREEMAN: Yes, they were.

20 CHAIRMAN VALENTIC: All right. Thank you.

21 We have some old business this evening, quickly,
22 then we have two appeals and one conditional use permit. A
23 three-vote majority is required to either approval or deny the
24 appeal. If a request is denied, you have a right to file an
25 appeal.

26 So first is old business. We are going to continue
27 the tabling of Appeal Number 2018-41. A vote is not required.
28 It's still tabled. We are going to leave it that way. They
29 plan on coming back, hopefully, next month to take care of
30 that.

1 But we did receive a letter that we'd like to put
2 into the record. It was sent to Mr. Lucas on March 12, 2019,
3 from Mr. Viviani and his legal representation. Correct?

4 MS. FREEMAN: Just for the record, the letter was
5 requesting that we continue to keep it on the table until the
6 next meeting.

7 CHAIRMAN VALENTIC: Okay. So, yeah, to summarize
8 the letter, it is a request to table the appeal.

9 All right. Thanks, Heather.

10 All right. So then on to new business. We have
11 Variance Number 2019-42, Eric Neate is requesting a variance
12 from Section 15.04(B), Table 15.04-1, to allow for the
13 construction of an accessory building with a 33 feet front
14 building setback in lieu of the 50 feet required, for the
15 property located at 12662 Girdled Road.

16 Mr. Neate, if you could come up and present your
17 case. Again, please state your name and address for the
18 record.

19 MR. NEATE: Thank you. My name is Eric Neate. I am
20 at 12662 Girdled Road. I would like to request a variance for
21 the setback to 33 foot from the original 50 foot. My
22 particular property is a little bit unique in the way it's
23 shaped. It runs a long distance the perimeter of the road, so
24 I don't really have so much of a side setback. I just have a
25 very long front setback. And with the riparian setback being
26 75 foot off the creek, it kind of makes the building area for
27 an accessory building relatively small.

28 By putting it where it is, I am able to stay out of
29 riparian setbacks but it puts it into the road setback. The
30 nice thing also about where it is, it is right on a hillside

1 as well, so the hillside is going to, basically, it's going to
2 be tucked in there. I mean, you won't even be able to see the
3 building once the trees leaf in.

4 CHAIRMAN VALENTIC: Yeah, because of the way it's
5 situated, the front yard setback would be 50 feet and,
6 thereby, it's essentially -- I don't know -- I guess it's kind
7 of your side yard, too, but it's your front yard as well.

8 MR. NEATE: Exactly.

9 CHAIRMAN VALENTIC: And it's tucked. I did see the
10 site plan where it's tucked into the hillside there.

11 MR. NEATE: Yeah. The map that is there, you can
12 see there is two foot increments on the hill kind of right
13 next to where it will be set.

14 MR. GOLLING: Eric, where is it going to go on here?

15 CHAIRMAN VALENTIC: Right in there.

16 MR. NEATE: Yeah, exactly.

17 MR. GOLLING: Is it like right about here?

18 MR. NEATE: Yeah.

19 MR. GOLLING: So you are kind of like squeezing it
20 in?

21 MR. NEATE: Right next to the hill, yes.

22 CHAIRMAN VALENTIC: Are you clearing any trees for
23 this?

24 MR. NEATE: There is going to have to be a couple,
25 and this kind of minimizes that to a point. I am going to say
26 there is probably going to need to be about four or five taken
27 down. And there is all different kinds of trees back there,
28 there is some scrubby brush, but I think it will probably be
29 about three big trees.

30 CHAIRMAN VALENTIC: Anyone else have any questions?

1 You good?

2 MR. HAMILTON: No, no questions.

3 CHAIRMAN VALENTIC: Okay. Todd, you good over
4 there? Do you have any other questions?

5 MR. GOLLING: I'm good.

6 CHAIRMAN VALENTIC: Okay. Thank you.

7 MR. NEATE: Thank you.

8 CHAIRMAN VALENTIC: Is there anyone else that's
9 speaking for or against this appeal that would like to come
10 up?

11 Okay. If there's no further questions, the public
12 hearing for Variance Number 2019-42 is now closed to the
13 public. Can I get a motion to approve Variance Number
14 2019-42?

15 MR. HAMILTON: So moved.

16 CHAIRMAN VALENTIC: Second?

17 MS. JARRELL: Second.

18 CHAIRMAN VALENTIC: We've got a second. Is there
19 any discussion for the Board? Anyone have anything they want
20 to say before we vote? No?

21 MR. HAMILTON: I think I will just note that the
22 other existing structures are within the 50 foot setback
23 already. Given the topography and where this is located, I
24 think it's fine.

25 CHAIRMAN VALENTIC: Yeah.

26 MS. JARRELL: Agreed.

27 CHAIRMAN VALENTIC: He is avoiding the riparian
28 setback, which is, I guess --

29 MS. JARRELL: Very nice.

30 CHAIRMAN VALENTIC: Yeah. Thank you so much.

1 MS. JARRELL: Yes, thank you.

2 CHAIRMAN VALENTIC: Okay. So, okay, the motion has
3 been given, so the question is on the approval of Variance
4 Number 2019-42. A yes vote approves it. A no vote denies it.

5 Please call the vote, Heather.

6 MS. FREEMAN: Mr. Golling?

7 MR. GOLLING: Yes.

8 MS. FREEMAN: Ms. Jarrell?

9 MS. JARRELL: Yes.

10 MS. FREEMAN: Mr. Sweeney?

11 MR. SWEENEY: Yes.

12 MS. FREEMAN: Mr. Hamilton?

13 MR. HAMILTON: Yes.

14 MS. FREEMAN: Mr. Valentic?

15 CHAIRMAN VALENTIC: Yes. Your variance has been
16 approved. Thank you.

17 MR. NEATE: Thank you.

18 CHAIRMAN VALENTIC: All right. Next on our agenda
19 is Variance Number 2019-43, Scott Royer, of Engelke
20 Construction Solutions, is requesting a variance from
21 Section 13.33(E) to allow for outside dining seating to be
22 56 percent of the indoor seating capacity in lieu of the
23 maximum 25 percent permitted for the future restaurant
24 Beerhead Bar & Eatery, located at 8003 Crile Road.

25 Good evening.

26 MR. ROYER: Good evening. So I am Scott Royer. My
27 address is 1565 Victoria Avenue, Lakewood, Ohio. I do have --

28 CHAIRMAN VALENTIC: And you've been sworn in, sir?

29 MR. ROYER: Yeah. I stood up, yeah.

30 CHAIRMAN VALENTIC: Okay.

1 MR. ROYER: Yeah, I can go.

2 MS. FREEMAN: I am sorry. This has to be --

3 MR. ROYER: So I put together a quick presentation.
4 It's a combination of both the variance and then the
5 conditional use permit that we're going through, but the
6 majority of it is drawings that you have in your packet from
7 both the buildout CDs and then as well as the existing
8 structure civil drawings. Also, I have in there pictures of
9 previous Beerhead patios that we've done and the site on Crile
10 Road, just so you guys can reference that.

11 But feel free to interrupt me at any time with
12 questions or clarifications as I kind of go through this to
13 make it more of an open dialogue.

14 So, okay, so the variance statement: The variance
15 request is related to Section 13.33, Item E, of the Concord
16 Township Zoning Resolution. We are requesting that the full
17 outside seating capacity is allowed for the future Beerhead
18 Bar & Eatery exterior patio. The proposed patio will be 1,143
19 square feet, and the designed seating capacity is currently 70
20 seats.

21 So, in Item E, it states that the outside seating
22 capacity cannot exceed 25 percent of the interior seating.
23 The current design of 70 seats outside is 56 percent. So
24 we're asking, in lieu of the 25 percent, that you approve the
25 56 percent.

26 So the allowed 25 percent seating capacity does not
27 allow for Beerhead to take full advantage of warm whether
28 months to provide quality outside atmosphere for clientele
29 within the community. The patio is critical to Beerhead brand
30 and business model, and without increasing the seating

1 capacity, this location is no longer viable for Beerhead to
2 build. So that is our main reason for this variance.

3 Right there is a furniture and fixture layout, as
4 you can see the outside patio, how it's related and tied into
5 the existing building and 70 seats that we have currently laid
6 out.

7 So that's all I have for the variance as far as the
8 seating. The rest of it goes to the conditional use permit.
9 I don't know if you want me to just continue going with the
10 whole thing or if you have any questions about the variance
11 itself.

12 CHAIRMAN VALENTIC: Heather, he can present them
13 both but we just focus on the seating, because they are tied
14 together, or should we just keep it separate?

15 MS. FREEMAN: It might be cleaner to keep it
16 separate.

17 CHAIRMAN VALENTIC: Okay. We'll just keep it
18 separate.

19 MR. ROYER: Okay.

20 CHAIRMAN VALENTIC: So you said you had pictures of
21 other patios?

22 MR. ROYER: Yeah.

23 CHAIRMAN VALENTIC: There is the seating -- or there
24 is the rendering or the plan in here but can you show us what
25 you are thinking the patio is going to look like?

26 MR. ROYER: Yeah, absolutely. So I will just start
27 going through here. I am going to have to go back at one
28 point but --

29 CHAIRMAN VALENTIC: That's fine.

30 MR. ROYER: So this is one that we've done that's

1 really similar to this. There is a screen wall there that we
2 won't have in place. It will just be the stone knee wall that
3 will match the stone veneer pilasters that are on the building
4 for the Discount Drug Mart building.

5 So this is basically what it looks like. We'll have
6 two stationary community tables and then seating that goes
7 around it. There is another view. You can see the overhead
8 doors that come out to the patio. And it's all on grade, so
9 it will be just a continuous slab from the interior slab. And
10 that front kind of shows the gate, the wood gate that they'll
11 have. This will be identical.

12 This is just a closer up look at the stone fire
13 feature that we have, the sandstone cap to cap everything.
14 There is another view will of it, and there is kind of the
15 front.

16 So that's -- It's pretty similar to what you look
17 like. There is the, there is the space on Crile Road, so it
18 will be -- You can kind of get a feel for where the patio is
19 going to be.

20 CHAIRMAN VALENTIC: Is that patio the same size, the
21 one that you just showed pictures of, of what you are doing
22 here?

23 MR. ROYER: The one that I showed pictures of is
24 larger.

25 CHAIRMAN VALENTIC: Oh, it's larger?

26 MR. ROYER: Yes.

27 CHAIRMAN VALENTIC: Okay.

28 MR. GOLLING: So there's no, no shading and no
29 outside bar service, just the patio and people can eat
30 outside.

1 MR. ROYER: Correct. There will be no overhangs
2 whatsoever and it's just kind of for additional seating during
3 the warmer weather months.

4 MR. GOLLING: How far down that way? Will it go up
5 to the doughnut store, the Beerhead?

6 MR. ROYER: No, no, it will just be two, two units
7 over. There will still be, I think, three or four units in
8 between. So we are just taking over 8003 and 8004, so the
9 first two units.

10 MR. GOLLING: Okay. And then I am assuming right
11 where the car is, according to the drawing, you lose a spot or
12 two as you build back?

13 MR. ROYER: Yeah, we'll lose -- I'll have to take a
14 look at it. I think we'll lose two or three spots but there
15 will still be two in between from the edge of that ramp to the
16 edge of our walkway, our four foot walkway. So we'll still
17 have -- Well, no, there will just be one spot. So we'll still
18 have about nine feet, nine to ten feet in there for about one
19 parking spot left. So it won't take all of them up.

20 CHAIRMAN VALENTIC: What about outdoor
21 entertainment, bands, music or speakers? That's one of the,
22 kind of, stipulations in the --

23 MR. ROYER: Yeah. And I cannot -- There is a
24 representative from Beerhead here. He can speak more to that.
25 But we will have exterior speakers and it's just more
26 background music.

27 But I don't know, Jim, if you want to talk about
28 entertainment on the outside patio.

29 MR. McCLELLAN: Hi. My name is Jim McClellan, with
30 Beerhead Bar & Eatery, at 2254 Sunrise Oval in Medina, Ohio.

1 As far as the entertainment --

2 CHAIRMAN VALENTIC: You've been sworn in, sir? I am
3 sorry.

4 MR. McCLELLAN: Yes, sir.

5 CHAIRMAN VALENTIC: Thank you.

6 MR. McCLELLAN: As far as the entertainment that we
7 have at -- This is our first location, in Avon. What our plan
8 is to do the entertainment is going to be a Friday or
9 Saturday, twice a month. And it's basically a one- or two-
10 person acoustical background set, as we get into it.

11 It's been part of the brand. There's ten locations
12 nationally and we've taken over the Ohio footprint. So
13 background, they won't be outside playing. They will be
14 inside on a stage, a small stage that we have.

15 CHAIRMAN VALENTIC: Okay.

16 MR. McCLELLAN: Just set up there but the music will
17 translate out there as far as that's concerned.

18 CHAIRMAN VALENTIC: Okay.

19 MR. McCLELLAN: The design of the patio, and to
20 conform with zoning and planning, there is a sidewalk that is
21 allowing people to walk back for parking, as far as that's
22 concerned, so they won't be in the drive lane. So we proposed
23 that as part of our design around the entire patio, so from
24 front to back you will be standing on a walk. That is part of
25 the reason we took away the screen wall that was made of wood
26 that you've seen out of Avon. That was a thought process that
27 we had with the meeting here at planning so that, when you did
28 round the corner, you had visibility of walking up the drive
29 lane there on the sidewalk.

30 CHAIRMAN VALENTIC: Yeah, okay.

1 Anyone else have any other questions from the Board?

2 What about the tables and chairs in the winter or
3 fall, maybe when you shut down, where is that stuff going to
4 be stored?

5 MR. McCLELLAN: They would be stored in the corner
6 of the patio and covered.

7 CHAIRMAN VALENTIC: Okay.

8 MR. McCLELLAN: That's what's happened at other
9 locations. Is there a thought to it or a concern?

10 CHAIRMAN VALENTIC: No, I don't know. Just would
11 have maybe like to not see it out there stacked up because it
12 is a visible corner but I don't know if there is another place
13 for it, really.

14 MR. McCLELLAN: It would have to be offsite storage
15 as far as that's concerned. The footprint that we have there,
16 I think this location is 3,700 square feet.

17 MR. ROYER: Yeah.

18 MR. McCLELLAN: Yeah, that we have there. So as you
19 look at the floor plan and the seating layout, storage is a
20 limited space as far as that's concerned. It would be
21 conducive to the number of seats and, you know, to hit the pro
22 forma that's built to let that happen.

23 CHAIRMAN VALENTIC: Okay.

24 MR. McCLELLAN: So if it did come down to a concern
25 or thought as far as that's concerned, we would entertain a
26 conversation of meeting any expectations that you have.

27 MS. JARRELL: I don't think it's a requirement, a
28 zoning requirement.

29 CHAIRMAN VALENTIC: Skip, do you have any questions?

30 MR. SWEENEY: No.

1 CHAIRMAN VALENTIC: Blair, do you have anything?

2 MR. HAMILTON: Nothing, no.

3 CHAIRMAN VALENTIC: Okay. Thanks, guys.

4 MR. McCLELLAN: Thank you.

5 CHAIRMAN VALENTIC: You can be seated.

6 Is there anyone -- Maybe just stay up. I don't
7 think anyone else is going to come up. Is there anyone else
8 speaking for or against this appeal that would like to come
9 up?

10 Okay. If there's no further questions, the public
11 variance (sic.) for Variance Number 2019-43 is now closed to
12 the public. Can I get a motion to approve Variance 2019-43?

13 MS. JARRELL: So moved.

14 CHAIRMAN VALENTIC: Second?

15 MR. GOLLING: Second.

16 MR. SWEENEY: Second.

17 CHAIRMAN VALENTIC: All right. Got a second.

18 Discussion? No?

19 Okay. The question is on the approval of Variance
20 Appeal Number 2019-43. A yes vote approves it. A no vote
21 denies it.

22 Heather, please call the vote.

23 MS. FREEMAN: Mr. Hamilton?

24 MR. HAMILTON: Yes.

25 MS. FREEMAN: Mr. Sweeney?

26 MR. SWEENEY: Yes.

27 MS. FREEMAN: Ms. Jarrell?

28 MS. JARRELL: Yes.

29 MS. FREEMAN: Mr. Golling?

30 MR. GOLLING: Yes.

1 MS. FREEMAN: And Mr. Valentic?

2 CHAIRMAN VALENTIC: Yes.

3 MS. FREEMAN: You've been approved.

4 CHAIRMAN VALENTIC: Your appeal has been approved.

5 Next on the agenda is our Conditional Use

6 Permit 2019-12. Mr. Royer, again, will be requesting a

7 conditional use permit for outside dining, in accordance with

8 Section 13.33, for the future Beerhead Bar & Eatery located at

9 8003 Crile Road.

10 Go ahead, if you want to --

11 MR. ROYER: Can I get the slides back up?

12 THE VIDEOGRAPHER: Yeah.

13 MR. ROYER: Thank you. Is there a way to go back

14 to --

15 MS. FREEMAN: I can go back there.

16 CHAIRMAN VALENTIC: We never had this technology

17 before.

18 MS. JARRELL: I know. It's unprecedented, very

19 nice.

20 MR. GOLLING: How many Beerheads will this be in

21 Ohio?

22 MR. ROYER: This will be the second one.

23 MR. McCLELLAN: This is number 11 in the brand as

24 far as through the franchisor. There are different

25 franchisees, one the Rochester, one in Pittsburgh. This will

26 be the third location in Ohio. There is one in the Flats, one

27 in Avon, one in Novi, Michigan, and then there will be four in

28 Chicago, one at Wrigley Field. Scott's working on that this

29 week, closing that next week. So --

30 MR. ROYER: Okay. So conditional use permit, I am

1 kind of following the application package here. I've got some
2 terms from what's in your package, but I'll just go ahead and
3 read it.

4 So the property's occupancy description is a retail
5 center with Use Groups A-2, A-3, B, and M. The future
6 Beerhead space is currently vacant. The Beerhead will be Use
7 Group A-2 assembly area and be located at the northern end
8 unit.

9 So this kind of shows you the footprint on the
10 existing building civil drawings for the Drug Mart Plaza, so
11 you can see it up there on the northern end. We're taking
12 over the two units, like I previously mentioned, as well as
13 the footprint of the patio.

14 So some of the items that were of concern were
15 adequate parking, making sure that we have the 76 required
16 spaces for the interior dining, as well as one space per every
17 100 square feet of outdoor dining.

18 And I believe, Heather, that we hit the parking
19 requirements for the plaza.

20 MS. FREEMAN: Yes.

21 MR. ROYER: Another item was that the patio would
22 not affect the traffic access or internal traffic circulation.
23 So we maintain the 20 foot -- 5 foot drive. So the patio
24 shrunk from the original design and you will see that on some
25 of the next civil drawings, that we keep that 25 foot driveway
26 so no traffic would be affected.

27 And then as well we added the four foot walkway,
28 like Jim mentioned. So there is a four foot walkway around
29 the entire patio to maintain the pedestrian walkway, as well
30 as serve as a buffer between traffic and then patrons on the

1 patio.

2 Another, another area was the, maintaining the
3 current amount of landscaping. So we have to relocate one
4 tree but we are going to maintain the 27 required trees per
5 the site plan.

6 So this is -- I am just going to go through all the
7 site plans. You can see in that northern corner the
8 demolition of the patio, where that will take place.

9 This is just another, another layout to our civil
10 plans and you can see the 25 foot drive aisle maintained.

11 Oh, lost you there. I'll let it go. I think we are
12 both fighting the mouse.

13 All right. So there is a zoom in of it. The drive
14 aisle will be maintained, the four foot walkway, and then the
15 70 foot patio by 18 feet. That kind of shows you the
16 footprint, what we have.

17 This is showing that, for the utilities, there is a
18 fire, 4 inch fire line that comes through for the fire
19 hydrant. So once we excavate, we will encase that line with
20 concrete to make sure that it's protected and not affected.
21 So --

22 And then here is the landscaping plan -- it's
23 included in your packets -- just showing how we're going to
24 relocate and lay out the required trees and shrubs.

25 There is the west elevation to kind of give you a
26 feel. You've seen the pictures but that's what it's going to
27 look like with the patio off to the left.

28 And then there is the northern elevation. You can
29 see the knee wall. It doesn't have the screen wall, so there
30 won't be any blind spots for pedestrians walking through, as

1 well as the two overhead doors we're cutting in and then the
2 egress door in the middle.

3 And back to the pictures, so I can run through these
4 again. It will look like this with no screen wall, and there
5 is the space. It's almost identical to what we have out in
6 Avon. So it will, it will match up. And there is another
7 view of that, a side view.

8 So that's all I have.

9 CHAIRMAN VALENTIC: Okay.

10 Anyone have any questions from the Board? No?

11 Okay. You can be seated at this time.

12 Is there anyone else speaking for or against this
13 appeal that would like to come up?

14 If there's no further questions, the variance -- or
15 Conditional Use Permit Number 2019-12 is now closed to the
16 public. I would like to have a motion for the Conditional Use
17 Permit 2019-12.

18 MR. SWEENEY: So moved.

19 MR. HAMILTON: Second.

20 CHAIRMAN VALENTIC: All right. Discussion for the
21 Board? I would just add, I think they did a pretty nice job.

22 MR. HAMILTON: They did.

23 MS. JARRELL: Agreed.

24 CHAIRMAN VALENTIC: It matches really well. I think
25 it will be a great addition to that plaza. So moving on --

26 MR. LUCAS: Mr. Chairman, just for purposes of the
27 record, that conditional use permit for outside dining, under
28 13.33(E), does identify a restriction of 25 percent. And,
29 again, I just want to put on the record that the condition
30 regarding that has already been, by the immediately preceding

1 agenda item, been modified to 56 percent, just a housekeeping
2 item.

3 CHAIRMAN VALENTIC: Thank you, Mr. Lucas.

4 All right. The question then is on the approval of
5 the Conditional Use Permit Number 2019-12. A yes vote
6 approves it. A no vote denies it.

7 Heather, please call the vote.

8 MS. FREEMAN: Ms. Jarrell?

9 MS. JARRELL: Yes.

10 MS. FREEMAN: Mr. Valentice?

11 CHAIRMAN VALENTIC: Yes.

12 MS. FREEMAN: Mr. Hamilton?

13 MR. HAMILTON: Yes.

14 MS. FREEMAN: Mr. Sweeney?

15 MR. SWEENEY: Yes.

16 MS. FREEMAN: Mr. Golling?

17 MR. GOLLING: Yes.

18 CHAIRMAN VALENTIC: All right. Your permit has been
19 approved. Thank you very much.

20 MR. ROYER: Thank you.

21 MR. McCLELLAN: Thank you.

22 CHAIRMAN VALENTIC: Next on the agenda is the
23 approval of minutes, if I could get a motion to approve the
24 minutes from January 2019.

25 MS. JARRELL: So moved.

26 MR. GOLLING: Second.

27 CHAIRMAN VALENTIC: Second, okay. Is there any
28 additions, deletions or changes to the minutes? Anyone have
29 anything?

30 Okay. The question is on the approval for the

1 minutes for January 2019. A yes vote approves the minutes, a
2 no vote does not. All in favor of approving the minutes say
3 "yes."

4 (Five aye votes, no nay votes.)

5 CHAIRMAN VALENTIC: Okay. The minutes have been
6 approved.

7 Our next meeting is April 10, 2019. The Concord
8 Township March 2019 meeting for Board of Zoning Appeals is now
9 closed.

10 (Whereupon, the meeting was adjourned at 7:35 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 proceedings were 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 2nd day of April 2019.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023