

CONCORD TOWNSHIP ZONING COMMISSION  
LAKE COUNTY, OHIO  
PUBLIC HEARING AND REGULAR MEETING

CONCORD TOWN HALL  
7229 RAVENNA ROAD  
CONCORD, OHIO 44077

OCTOBER 1, 2019  
7:00 P.M.

TRANSCRIPT OF PROCEEDINGS

ZONING COMMISSION MEMBERS PRESENT:

RICHARD PETERSON, CHAIRMAN  
SUSAN GERMOVSEK, VICE CHAIRWOMAN  
FRANK SCHINDLER, MEMBER  
ANDREW LINGENFELTER, MEMBER  
MORGAN MCINTOSH, MEMBER

ALSO PRESENT:

HEATHER FREEMAN, PLANNING & ZONING  
DIRECTOR/ZONING INSPECTOR;  
MARTY PITKIN, ASSISTANT ZONING INSPECTOR

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

1           CHAIRMAN PETERSON: Good evening, everyone. I would  
2 like to call to order the Concord Township Zoning  
3 Commission meeting for Tuesday, October 1, 2019.  
4 Tonight was to have been a continuation of the public  
5 hearing for Zoning Amendment Application #0719-2 by  
6 Ralph Victor Construction. However, that's changed  
7 because of the letter that we received from Ralph  
8 Victor Construction and I'll read that letter for the  
9 record. It's dated Monday, September 23, 2019 and it's  
10 written to Heather Freeman, subject is Prouty Road  
11 Independent Living Development. "Dear Heather, we are  
12 requesting a continuance of the public hearing that is  
13 currently scheduled for October 1, 2019. We need more  
14 time to gather information so we can properly address  
15 the concerns raised during the September  
16 zoning meeting." It's signed by William Brooks,  
17 Project Manager, Ralph Victor Construction.

18           So given that, we are going to continue the public  
19 hearing at the next meeting. We are not discussing  
20 that tonight. The next meeting, it's going to be  
21 December 3rd, because we don't have a meeting in  
22 November due to the election.

23           MR. LINGENFELTER: MR. Chairman, I'll make a motion  
24 that we accept the applicant's request for a  
25 continuation.

26           CHAIRMAN PETERSON: Do I have a second for that?

27           MR. MCINTOSH:           Second.

28           CHAIRMAN PETERSON: A second. Heather, can you call  
29 the roll?

30           MS. FREEMAN: Sure. Mr. Schindler?

1 MR. SCHINDLER: Yes.

2 MS. FREEMAN: Mr. Lingenfelter?

3 MR. LINGENFELTER: Yes.

4 MS. FREEMAN: Mr. McIntosh?

5 MR. MCINTOSH: Yes.

6 MS. FREEMAN: Mr. Peterson?

7 CHAIRMAN PETERSON: Yes.

8 MS. FREEMAN: Ms. Germovsek?

9 MS. GERMOVSEK: Yes.

10 MS. FREEMAN: So that will be December 3rd at  
11 7:00.

12 CHAIRMAN PETERSON: So that discussion will continue  
13 on December 3rd.

14 The second item on our agenda tonight is the  
15 approval of the minutes of the September 3, 2019  
16 meeting. Do I have a motion for approval of those  
17 minutes?

18 MR. SCHINDLER: Mr. Chairman, I so move that we  
19 accept the minutes as written.

20 CHAIRMAN PETERSON: Do I have second for that?

21 MR. LINGENFELTER: I'll second.

22 CHAIRMAN PETERSON: All in favor of approving the  
23 minutes say, "Aye."

24 MR. MCINTOSH: Aye.

25 MS. GERMOVSEK: Aye.

26 CHAIRMAN PETERSON: Aye.

27 MR. LINGENFELTER: Aye.

28 MR. SCHINDLER: Aye.

29 CHAIRMAN PETERSON: Item 3 on the agenda tonight,  
30 correspondence report by zoning commission members.

1 I'll start with Morgan. Anything?

2 MR. MCINTOSH: I did have a correspondence with  
3 somebody regarding a topic from last month from the  
4 public hearing.

5 CHAIRMAN PETERSON: Okay. Sue?

6 MS. GERMOVSEK: Nothing.

7 CHAIRMAN PETERSON: Andy?

8 MR. LINGENFELTER: No.

9 CHAIRMAN PETERSON: Frank?

10 MR. SCHINDLER: No.

11 CHAIRMAN PETERSON: And I had nothing this month.

12 That takes us to Item 4 on the agenda. This is  
13 audience participation. It's open for general public  
14 comment to the zoning commission on items for which a  
15 public hearing is not scheduled. Does anybody have any  
16 comments to make or would anybody like to speak on  
17 anything tonight, any of the public? Nobody?

18 Okay. All right. With no audience participation,  
19 basically the next meeting of the zoning commission is  
20 scheduled for December 3, 2019. Does anybody have any  
21 further discussion on the board?

22 MS. GERMOVSEK: I don't.

23 MR. SCHINDLER: Other than Lake County did  
24 request us to take a look at our zoning in regards to  
25 this. We were supposed to. They recommended we --

26 MS. FREEMAN: That was part of it, but I think  
27 that that's something we would have to wait until the  
28 public hearing is done with. It might be improper to  
29 review that during the middle of an application that's  
30 been presented to the township.

1           CHAIRMAN PETERSON: Okay. Having nothing else then  
2 for discussion, we'll close the meeting. Meeting  
3 adjourned.

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5           (Meeting Adjourned.)

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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 7th day of October, A.D. 2019.

*Susan Goodell*  
SUSAN GOODELL

<p style="text-align: center;"><b>A</b></p> <p><b>A.D</b> 6:9  <b>accept</b> 2:24 3:19  <b>address</b> 2:14  <b>adjourned</b> 5:3,5  <b>agenda</b> 3:14,29  4:12  <b>Amendment</b> 2:5  <b>ANDREW</b> 1:17  <b>Andy</b> 4:7  <b>anybody</b> 4:15,16  4:20  <b>applicant's</b> 2:24  <b>application</b> 2:5  4:29  <b>approval</b> 3:15,16  <b>approving</b> 3:22  <b>ASSISTANT</b> 1:23  <b>audience</b> 4:13,18  <b>Aye</b> 3:23,24,25,26  3:27,28</p>	<p><b>constitute</b> 6:4  <b>Construction</b> 2:6  2:8,17  <b>continuance</b> 2:12  <b>continuation</b> 2:4  2:25  <b>continue</b> 2:18 3:12  <b>correspondence</b>  3:30 4:2  <b>County</b> 1:1 4:23  <b>currently</b> 2:13</p> <p style="text-align: center;"><b>D</b></p> <p><b>dated</b> 2:9  <b>day</b> 6:8  <b>Dear</b> 2:11  <b>December</b> 2:21  3:10,13 4:20  <b>designated</b> 6:7  <b>Development</b> 2:11  <b>DIRECTOR/Z...</b>  1:22  <b>discussing</b> 2:19  <b>discussion</b> 3:12  4:21 5:2  <b>due</b> 2:22</p>	<p><b>Good</b> 2:1  <b>Goodell</b> 6:3,11</p> <p style="text-align: center;"><b>H</b></p> <p><b>HALL</b> 1:6  <b>hearing</b> 1:2 2:5,12  2:19 4:4,15,28  <b>Heather</b> 1:21 2:10  2:11,28</p> <p style="text-align: center;"><b>I</b></p> <p><b>improper</b> 4:28  <b>Independent</b> 2:11  <b>information</b> 2:14  <b>INSPECTOR</b> 1:22  1:23  <b>item</b> 3:14,29 4:12  <b>items</b> 4:14</p> <p style="text-align: center;"><b>J</b></p> <p style="text-align: center;"><b>K</b></p> <p style="text-align: center;"><b>L</b></p> <p><b>Lake</b> 1:1 4:23  <b>letter</b> 2:7,8  <b>Lingenfelter</b> 1:17  2:23 3:2,3,21,27  4:8  <b>Living</b> 2:11  <b>look</b> 4:24</p>	<p><b>Morgan</b> 1:18 4:1  <b>motion</b> 2:23 3:16  <b>move</b> 3:18</p> <p style="text-align: center;"><b>N</b></p> <p><b>need</b> 2:13  <b>notes</b> 6:6  <b>November</b> 2:22</p> <p style="text-align: center;"><b>O</b></p> <p><b>October</b> 1:9 2:3,13  6:9  <b>Ohio</b> 1:1,7,29  <b>Okay</b> 4:5,18 5:1  <b>open</b> 4:13  <b>order</b> 2:2</p> <p style="text-align: center;"><b>P</b></p> <p><b>P.M</b> 1:9  <b>pages</b> 6:4  <b>part</b> 4:26  <b>participation</b> 4:13  4:18  <b>Peterson</b> 1:16 2:1  2:26,28 3:6,7,12  3:20,22,26,29 4:5  4:7,9,11 5:1  <b>PITKIN</b> 1:23  <b>place</b> 6:6  <b>PLANNING</b> 1:21  <b>PRESENT</b> 1:15  1:20  <b>presented</b> 4:30  <b>PROCEEDINGS</b>  1:11  <b>Project</b> 2:17  <b>properly</b> 2:14  <b>Prouty</b> 2:10  <b>public</b> 1:2 2:4,12  2:18 4:4,13,15,17  4:28</p>	<p><b>recommended</b>  4:25  <b>record</b> 2:9  <b>regarding</b> 4:3  <b>regards</b> 4:24  <b>REGULAR</b> 1:2  <b>report</b> 3:30  <b>REPORTING</b>  1:28  <b>request</b> 2:24 4:24  <b>requested</b> 6:5  <b>requesting</b> 2:12  <b>review</b> 4:29  <b>RICHARD</b> 1:16  <b>right</b> 4:18  <b>Road</b> 1:6,29 2:10  <b>roll</b> 2:29</p> <p style="text-align: center;"><b>S</b></p> <p><b>scheduled</b> 2:13  4:15,20  <b>Schindler</b> 1:17  2:30 3:18,28  4:10,23  <b>SCHINDLER:Y...</b>  3:1  <b>second</b> 2:26,27,28  3:14,20,21  <b>September</b> 2:9,15  3:15  <b>SIGNATURE</b> 6:8  <b>signed</b> 2:16  <b>somebody</b> 4:3  <b>speak</b> 4:16  <b>start</b> 4:1  <b>Stenograph</b> 6:6  <b>subject</b> 2:10  <b>Sue</b> 4:5  <b>supposed</b> 4:25  <b>Sure</b> 2:30  <b>Susan</b> 1:16 6:3,11</p>
<p style="text-align: center;"><b>B</b></p> <p><b>basically</b> 4:19  <b>board</b> 4:21  <b>Brooks</b> 2:16</p> <p style="text-align: center;"><b>C</b></p> <p><b>call</b> 2:2,28  <b>CERTIFICATE</b>  6:1  <b>certify</b> 6:3  <b>Chairman</b> 1:16  2:1,23,26,28 3:7  3:12,18,20,22,26  3:29 4:5,7,9,11  5:1  <b>CHAIRWOMAN</b>  1:16  <b>changed</b> 2:6  <b>close</b> 5:2  <b>comment</b> 4:14  <b>comments</b> 4:16  <b>commission</b> 1:1,15  2:3 3:30 4:14,19  <b>complete</b> 6:4  <b>concerns</b> 2:15  <b>Concord</b> 1:1,6,7  1:29 2:2</p>	<p style="text-align: center;"><b>E</b></p> <p><b>election</b> 2:22  <b>evening</b> 2:1</p> <p style="text-align: center;"><b>F</b></p> <p><b>favor</b> 3:22  <b>foregoing</b> 6:4  <b>Frank</b> 1:17 4:9  <b>Freeman</b> 1:21 2:10  2:30 3:2,4,6,8,10  4:26  <b>further</b> 4:21</p> <p style="text-align: center;"><b>G</b></p> <p><b>gather</b> 2:14  <b>general</b> 4:13  <b>Germovsek</b> 1:16  3:8,25 4:6,22  <b>GERMOVSEK:...</b>  3:9  <b>Girdled</b> 1:29  <b>given</b> 2:18  <b>going</b> 2:18,20</p>	<p style="text-align: center;"><b>M</b></p> <p><b>Manager</b> 2:17  <b>MARTY</b> 1:23  <b>McIntosh</b> 1:18  2:27 3:4,5,24 4:2  <b>meeting</b> 1:2 2:3,16  2:19,20,21 3:16  4:19 5:2,2,5  <b>MELTON</b> 1:28  <b>MEMBER</b> 1:17  1:17,18  <b>members</b> 1:15  3:30  <b>middle</b> 4:29  <b>minutes</b> 3:15,17  3:19,23  <b>Monday</b> 2:9  <b>month</b> 4:3,11</p>	<p style="text-align: center;"><b>Q</b></p> <p style="text-align: center;"><b>R</b></p> <p><b>raised</b> 2:15  <b>Ralph</b> 2:6,7,17  <b>RAVENNA</b> 1:6  <b>read</b> 2:8  <b>received</b> 2:7</p>	<p style="text-align: center;"><b>T</b></p> <p><b>take</b> 4:24  <b>taken</b> 6:6  <b>takes</b> 4:12  <b>testimony</b> 6:5  <b>think</b> 4:26  <b>time</b> 2:14 6:6  <b>tonight</b> 2:4,20 3:14</p>

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