

CONCORD TOWNSHIP ZONING COMMISSION  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

February 4, 2020  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Richard Peterson, Chairman  
Sue Germovsek, Vice Chair  
Frank Schindler, Member  
Andrew Lingenfelter, Member  
Hiram Reppert, Alternate 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 7:00 p.m.

2 CHAIRMAN PETERSON: Good evening, everyone. I would  
3 like to call to order the Concord Township Zoning Commission  
4 meeting for Tuesday, February 4, 2020. Tonight we have a few  
5 things on the agenda but probably the most time consuming and  
6 the first item on the agenda is a work session to discuss  
7 housing review. And Heather gave us a handout tonight to kind  
8 of guide us through this.

9 So do you want to lead us through it, Heather, give  
10 us an overview?

11 MS. FREEMAN: Yeah, sure. So I know the idea of  
12 independent living was presented to the township several  
13 months ago and one of the recommendations from the county and  
14 also from our Comprehensive Plan Update was to take a look at  
15 senior housing, which may or may not include independent-type  
16 living. So I thought it would be a good opportunity to kind  
17 of discuss housing trends, changes in demographics, and look  
18 at all types of housing that -- changes in housing that we're  
19 seeing nationally, in northeast Ohio and in Concord Township  
20 so we can see what we have here and where there might be gaps  
21 in different types of housing. So I was going to dim the  
22 lights here a little bit.

23 All right. So this evening I am going to break it  
24 down a little bit and understanding some of the housing  
25 trends, changing demographics, look at existing housing that's  
26 meeting -- look at existing housing, does the existing housing  
27 meet the current demand, and looking at some of the trends in  
28 new construction and how new construction has changed -- a  
29 couple case studies -- to meet this new demand that we're  
30 experiencing.

1 I am going to -- okay. So the first thing I want to  
2 do is kind of go through some of the evolutions of different  
3 housing styles that we have seen here in like the Youngstown,  
4 Akron, Cleveland metropolitan areas. Between 1920s and 1930s,  
5 the home ownership rate was around 45 percent. Most of the  
6 homes were built on small lots -- oh, somehow I am on the  
7 wrong slide. This is not going to work out -- often located  
8 close to streets without any types of front porches. We saw a  
9 lot of carriage houses.

10 As far as the insides of the homes, there were a lot  
11 of small closets built with built-in storage, small kitchens.  
12 We had a lot of larger families back then in the 1920s and  
13 30s. Kids shared bedrooms, it was very common. We had a lot  
14 more dense neighborhoods. This was, obviously, before the  
15 auto became very common, so there was a lot more  
16 pedestrian-type housing development.

17 MS. PESEC: I can do that.

18 MS. FREEMAN: So then we're looking during 1940s to  
19 1970s, here we have the post-war boom, rapid growth in the  
20 U.S. population. The home ownership rate really spiked,  
21 reaching 60 percent. Housing development started to shift out  
22 towards the suburbs, which was brought on by the existence of  
23 the automobile and now being more affordable for families.  
24 Then you start to see, like, when they're advertising for  
25 homes, you saw a lot more ads advertising driveways and  
26 garages and those type of, you know, characteristics for the  
27 homes. We saw an increase in modern conveniences, like  
28 central air conditioning and heating. As far as housing  
29 styles, we started to see bungalows, single-story ranches,  
30 bi-levels, split levels. And often there was lot of

1 multigenerational housing. So you may have had grandma  
2 living, you know, with mom and dad and maybe even the  
3 grandkids.

4           And in the 1960s was the first time that housing was  
5 really targeted towards retirees as well. They -- Homeowners  
6 didn't really need that large home and they also enjoyed  
7 living in a community geared towards meeting the needs of  
8 their age group, so you started to see some of those senior  
9 living-type dwellings.

10           Then we're getting into the 1980s and the 1920s --  
11 or to the 2000s. Excuse me. There was declining, stagnant  
12 growth really in northeast Ohio. You start to see the  
13 population shift out to the suburbs and to the exurban areas.  
14 That's really when Concord really started to flourish, during  
15 those time periods as well. You started to see, in the 1990s,  
16 bigger homes on larger lots and even with bigger master suites  
17 within those homes. Oftentimes, minimum zoning requirements  
18 really did, did force houses to be so large with the minimum  
19 floor area. And there was a lot of communities' codes  
20 actually prohibited apartments and things like that. So --  
21 And the new construction was really pricey and it really did  
22 cater towards those people that are moving up. So median  
23 household listing prices in 2010 was up to two times more than  
24 homes that were built in 1900s, 1910s and 1940s. So the  
25 housing units were becoming more expensive for during this  
26 time period.

27           Okay. Then we had the impact of the 2008 crash.  
28 This was like known as the biggest disruption in the housing  
29 market since the Great Depression. Housing markets had larger  
30 spikes in foreclosures, higher jump in renter households

1 during this time period. We saw some of the older millennials  
2 starting to buy homes at a slower rate than their counterparts  
3 from ten years ago. We started to see women renting more than  
4 males. Wealthy households, they had the steepest decline in  
5 homeownership rates. They dropped down to 80 percent but  
6 still higher than the median, which was around 59 percent.

7 We also saw, during this time period, that the  
8 rental rates started to spike up and while income was going  
9 down. And that was because there was more demand for rental  
10 housing than there was supply, so that naturally pushes up the  
11 prices of rental units.

12 So that's kind of like the evolution of the housing  
13 and the trends and that kind of leads me into where we're  
14 seeing changes in demographics. Taking a look at our  
15 households and families and compositions, there are fewer  
16 families with children. Twenty percent of households are  
17 families with children nationally right now and that used to  
18 be the dominant type of house. So mom and dad, children used  
19 to be the majority of household makeup, where right now we're  
20 seeing, also, changes in women are having fewer children,  
21 they're having children later in life, and so they're having  
22 smaller families, which would typically require a smaller  
23 number of bedrooms in their house.

24 So some other demographic trends, as we know,  
25 everyone is talking about millennials and baby boomers and  
26 those two groups really are the dominant sectors of our  
27 population. Millennials make up 79.8 per -- 79.8 million  
28 people in the USA's population. That's the largest generation  
29 of individuals, and those are folks that are between the ages  
30 of 18 and 35. In 2014, for the first time in more than 130

1 years, young adults were more likely to be living with their  
2 -- living in their parents' home than in any other living  
3 arrangement, and a lot of that has to do with the college debt  
4 that they owe and the tight housing market. And so we're  
5 seeing those millennials coming, graduating from college and  
6 then moving back with their parents, and sometimes they're  
7 going right from that situation to purchasing their first home  
8 and they're skipping over the whole rental. And as far as the  
9 millennial population, it is projected to continue to  
10 increase.

11 In 2017, millennials did account for 34 percent of  
12 homebuyers. They were looking for newly constructed  
13 entry-level houses, yet they're finding that the houses are  
14 too expensive for them. So they're more than likely going to  
15 be purchasing an already, you know, built home as their first  
16 house rather than a new constructed home. But millennials do  
17 want to live in areas that are close to their work. They  
18 would be willing to bike and walk to work. But they also want  
19 to live in an area where there is nice schools and they can  
20 afford the homes as well.

21 The other largest demographic are the baby boomers.  
22 They make up 74.1 million people in the U.S., which is the  
23 second-biggest generation of individuals, those are aged  
24 between 52 and 70. They're going to be the most influential  
25 generation when they're retiring over the next 15 years. As  
26 they're becoming empty-nesters, some of them are relocating  
27 and oftentimes they're looking for a new house with a first  
28 floor master, but they want to stay within their communities  
29 as well. They don't necessarily want to leave.

30 The other trend we're experiencing nationally are an

1 increase in multigenerational living. So the charts on the  
2 right here show, on the national level, in 1950, you can see  
3 21 percent of households were multigenerational and that  
4 continued to decline, and it's been on the uptick probably  
5 since the 1980s, 1990s. And as of 2016, 20 percent of  
6 households were multigenerational, and that's one in every  
7 five households has at least two adults from two separate  
8 generations or a grandparent with a grandchild under the age  
9 of 25. That's how the Census Bureau identifies a  
10 multigenerational house.

11 And with that, nationally, we're seeing a lot of  
12 racial and ethnic diversity. We're becoming more diverse at  
13 the national level, which might be why we're seeing a little  
14 bit more of the multigenerational housing and because senior  
15 housing is expensive. So that might play into some of the  
16 reasons why grandparents or parents might be moving in with  
17 their adult children.

18 I also wanted to focus on a little bit more specific  
19 to Lake County and Concord Township. I know everyone knows  
20 that we're aging, especially in Concord Township. Our median  
21 age keeps going up. I came across a report that Lake County  
22 did for their senior services levy but they had a lot of good  
23 information on here at the county level and broken down per  
24 municipality. Based on this report, we're showing that there  
25 was a -- Lake County, in 2010, had 22.9 percent of their total  
26 population was age 60 or older. Median income was around  
27 \$22,000, which was an increase from 2000. And those are  
28 also -- We're seeing an increase in those with higher  
29 education, so it went up from 71 to 82 percent, so roughly a  
30 10.9 percent increase.

1           So if you look at Concord Township in relationship  
2 to the county averages, and this table actually shows all the  
3 communities in Lake County that have -- that are above the  
4 county average as far as their percentage of population ages  
5 60 and over. So I highlighted in yellow here, you will see  
6 the 2010 population of Concord was 18,201 and we have roughly  
7 24.5 percent of our residents over -- 60 and over, which was  
8 above the county average of the 22 percent.

9           This is just a map that shows that spacial  
10 representation, so the darker green areas of higher  
11 concentrations of seniors 60 and over, the lighter areas have  
12 smaller concentrations of seniors 60 and over.

13           Thank you.

14           This also had projections as far as where they think  
15 the population is going to head over the next 20 years or 10  
16 years. They were projecting that, for Concord Township  
17 specifically, that we're going to continue to increase our  
18 60-plus population. Between 2010 and 2030, they're estimating  
19 that our population of 60 and over is going to increase by 75  
20 percent, going all the way up to 3,361. So -- And that's one  
21 of the second highest increase of the jurisdictions within  
22 Lake County, followed by Mentor.

23           Then this is a map that shows that percentage  
24 change. The dark blue have percentage changes projected  
25 between 200 and 400 percent increase. The red, they're having  
26 a decline in their senior, 60 and over population, and then  
27 the other colors are in between there.

28           Okay. So specifically Concord Township, I went and  
29 I looked at the American Community Survey estimates as far as  
30 housing units to find out like how -- when our housing was

1 really built. So this pie chart here -- and there is actually  
2 a table on the right, and I apologize, it's cut off -- but  
3 shows the percentage of household units that were built  
4 depending on what year. So the 2 percent at the top, only 2  
5 percent of the our housing units were built between 1939 and  
6 earlier. The largest percentage of our household, housing  
7 units -- excuse me -- were built between 1980 and 1999, that  
8 was 39 percent. And even between 2000 to 2009, another 18  
9 percent of our housing units were actually constructed.

10 So if you remember from the trends, we're looking at  
11 larger houses on larger lots, bigger families, which you can  
12 see as you're driving through our community. We have a lot of  
13 two-story homes.

14 The next one, okay, so this breaks it down and shows  
15 the trend as far as, are they one unit detached homes or are  
16 they attached homes? So one unit attached homes make up about  
17 12 percent, but our biggest type of housing units are single-  
18 family detached homes. So in 2000 that was about 75.5 percent  
19 of our housing stock, where that's continued to increase and I  
20 am estimating that right now, in 2020, that our single-  
21 family, one unit detached homes make up almost 82 percent of  
22 all of our housing stock.

23 I looked, I pulled all our zoning permits issued for  
24 the last ten years. We have only issued permits for single-  
25 family detached homes and single-family cluster homes. There  
26 have been no duplex dwelling units that have been constructed  
27 in the last ten years or any new multi-family. Those were all  
28 prior.

29 But as you see, like, so the dwellings with two to  
30 four units make up roughly 1.7 percent of all of our housing

1 and buildings with five-plus units are about 4 percent.

2 This graphic is supposed to represent Concord  
3 Township housing stock by the number of bedrooms. So on the  
4 bottom, you will -- Well, actually, studio, studio housing  
5 units make up less than 1 percent of all of our housing. One  
6 bedroom makes up one percent of all of our housing stock. Two  
7 bedroom units make up about 15 percent. And four bedrooms is  
8 our largest housing, housing units with the largest percentage  
9 dedicated towards that. So almost 40 percent of all of our  
10 housing units have at least four bedrooms in Concord. And  
11 these are based on the community, in their community survey  
12 estimates.

13 But if we look at, you know, our households, we do  
14 know that 25 percent of people living in Concord Township, the  
15 households are people living alone. So there does seem to be  
16 a little bit of a mismatch if you've got 25 percent of your  
17 households as one individual living in a household yet 40  
18 percent of your housing stock has at least four bedrooms.  
19 Maybe those houses are too large for them.

20 MR. REPPERT: Maybe.

21 MS. FREEMAN: Maybe.

22 MR. REPPERT: You think?

23 MS. FREEMAN: Okay. So diving a little bit deeper  
24 into who makes up our households, 39 percent of our households  
25 in Concord are couples, no kids, either they're empty-nesters  
26 or they never had kids, and 25 percent make up single people  
27 living alone. What we have coined as nuclear families, those  
28 are the households that have two parents with children under  
29 the age of 18, those make up roughly 22 percent of all of our  
30 households in Concord. Then we have about 9 percent of

1 households where you have two adults that are unrelated living  
2 together or 5 percent of our households are single parent  
3 families.

4 To continue on with some more statistics about  
5 Concord Township, the average household size has been  
6 continuing to decline. The estimate was 2.49 people per  
7 housing unit, which is down from 3.4. Which as I mentioned  
8 earlier in the demographic kind of trends, you're seeing that  
9 household family size has been declining, which is consistent  
10 with this. We have 29 percent of our households have children  
11 under the age of 18. Forty-nine percent of our households  
12 have one or more people 60 years or older. And 24.6 percent,  
13 roughly 25 percent of our households, as I mentioned  
14 previously, are people living alone.

15 The estimated median age in 2018 has continued to go  
16 up as our senior population continues to go up. It's  
17 estimated to be 47.3 years, which was up from 41.4 from the  
18 2000 census.

19 Okay. So what kind of homes are people buying and  
20 selling? What are the trends? I did a little bit of research  
21 on the National Association of Retailers' website. They put  
22 out a report in April of last year. Their report found that  
23 30 percent of millennials -- or 30 percent of all homebuyers  
24 in 2019 were millennials. So they were one of the largest  
25 segments of the population purchasing homes. Gen Xers -- and  
26 I put a little table over on the side in case you are not  
27 familiar with these, all these different trends. Gen Xers,  
28 those are folks that were born between 1965 and '79. They  
29 purchased the largest homes, averaging around 2,100 square  
30 feet. And what's interesting too is that 52 percent of Gen

1 Xers bought some kind of multigenerational home. Either their  
2 adult children were moving back in with them or they had never  
3 left. So those are the people that are buying the  
4 multigenerational-type homes.

5 Looking at what -- trends for 2020, single-family  
6 homes are still the most popular home being built. People  
7 want to move to the suburbs. Even though the affordability  
8 issue, they're still the most common home being built,  
9 followed by townhomes, condos and other ones. But homes are  
10 getting a little bit smaller on average, and that's just  
11 builders responding to market demand.

12 And as I mentioned about, like, the millennials, I  
13 commented that they're more than likely to buy a home that  
14 already exists versus buying a brand new home and a lot of  
15 that has to do with affordability. So first-time buyers are  
16 more than likely going to buy a home that's already within the  
17 community versus somebody who might be downsizing who has more  
18 wealth who would buy that new downsized home, new  
19 construction.

20 Despite what seems to look like demand for smaller  
21 units, large homes are still being built. This shows from 19  
22 -- it's a little blurry -- 1999 to 2019 the average home  
23 square -- the average living area square footage has  
24 increased, both median and average. It did start to go down  
25 cyclical with the recession but it's starting to go -- it may  
26 start to go back up. So like the median, the median floor  
27 area is actually up, increased while the average, due to  
28 outliers, did kind of -- Well, actually, the median, due to  
29 outliers, did show an increase but if you look at the average,  
30 the square footage is going down slightly but they're still

1 much higher than they were in 1999.

2           So there may be this need for a wider range of  
3 housing options. There is a tight market supply and new  
4 housing is not very affordable for first-time homebuyers. A  
5 lot of times that has to do with the community's zoning  
6 restrictions that require a certain lot size or minimum square  
7 footages, as we know. There may be a gap of this middle,  
8 middle housing. There may be a need for more duplexes or  
9 triplexes, townhouses, live/work-type units.

10           So I had a couple examples of what some communities  
11 are trying to do with their existing housing stock to try to  
12 accommodate the trends in demographics that we're seeing over  
13 the years and this idea of accessory dwelling units. So an  
14 accessory dwelling would be like a separate living unit that  
15 you could add onto your property that would be an accessory to  
16 your primary dwelling. It could look a lot of different ways.  
17 It could be a conversion of a garage into a living unit. It  
18 could be an addition onto your home that would create an  
19 additional living unit. It could be a detached living unit in  
20 your yard but it would be definitely on the same parcel of  
21 land and it would be an accessory to the primary use of the  
22 property. Sometimes these are referred to as granny flats or  
23 in-law suites, back yard apartments.

24           So who would maybe stay in these type of units?  
25 Millennials might. They've got a lot of student debt. They  
26 want to live close to work but they can't afford, you know,  
27 their first house quite yet. Boomers might move into these  
28 accessory units. They may want to stay in their community and  
29 might be on a fixed income but they, maybe they can't afford  
30 where they're staying now and maybe they will move in with

1 their kids. But it enables maybe elderly, elderly parents too  
2 to stay close to their families and still have privacy and  
3 maintain their independence.

4 So looking at some of the typical regulations on how  
5 other communities have regulated accessory dwelling units,  
6 some of them require that the primary homeowner live in one of  
7 the units. They restrict minimum and maximum sizes of the  
8 units, both for the primary unit and the accessory unit. They  
9 may limit the number of bedrooms in the accessory dwelling  
10 unit. They may prohibit separate entrances to the accessory  
11 dwelling unit. That way, you have to come in the same door.  
12 They may only be allowed on lots that, you know, meet minimum  
13 sizes and may be restricted to various zoning districts within  
14 a community as well. And, lastly, they would remain as an  
15 accessory use to the main dwelling and they wouldn't be able  
16 to be sold separately from the main dwelling.

17 I haven't seen anything in Lake County, anyone doing  
18 any of that here. That -- They've been doing that all over in  
19 other parts of the United States but specifically in Lake  
20 County, I haven't seen anyone address accessory dwelling  
21 units.

22 All right. So some of the, some of the other case  
23 studies, examples of maybe how other communities, and even  
24 here in Concord, may be addressing the changes in housing due  
25 to the change in demographics of our population, there's some  
26 communities that are doing some really neat in-fill type  
27 developments in more developed areas; some mixed-use  
28 developments that may incorporate commercial, office,  
29 residential uses within the same area; and then there is a lot  
30 of new senior housing actually being built to accommodate

1 that.

2 This is an example in Lakewood, the McKinley Place.  
3 There was an old elementary school that was demolished and  
4 they came in and built 40 new townhouse units within this,  
5 giving opportunities for empty-nesters and millennials to move  
6 into newer, nice housing in Lakewood. And it was a good  
7 example of an in-fill project that helped provide new housing  
8 in a community where they might not have greenfield and green  
9 space to develop on a greenfield site.

10 I am sure most of you are familiar with Hudson and  
11 their First and Main and their downtown. This, I pulled off  
12 their website. They are getting into their Phase 2 of their  
13 downtown plan. And they've also seen, unlike Concord, they've  
14 seen a decrease in their population but they've also  
15 experienced decrease in household size. They're having an  
16 increase in median age. They've developed several hundred  
17 acres of land for new housing over the years and they thought  
18 that allowing for a brownfield in-fill development to help  
19 provide new housing opportunities within their downtown would  
20 help meet the need of some of the millennials and the aging  
21 baby boomers within their community. So that's another  
22 example of somewhere where we're seeing some of this  
23 happening.

24 And as you know, the JEDD and the township, a couple  
25 years ago, worked with a firm to help create a vision for a  
26 town center, a new town center, potentially, in Concord over  
27 by the new roundabout at Auburn and Capital Parkway. This is  
28 a rendering from that town center master plan. One of the  
29 goals of that plan was to provide a different type of housing  
30 that may attract millennials and give boomers a different

1 option if they're looking to stay within the community but  
2 can't either afford or maintain the housing that they're in  
3 right now. So this is just a rendering of that. It's a  
4 mixed-use type development, walkable, pedestrian friendly,  
5 commercial, residential, office, a mix of uses. We do have  
6 some of the zoning in place for that to happen. There hasn't  
7 been any interest yet though.

8 And this was just another site plan from the plan  
9 that kind of showed how, potentially, it might be laid out  
10 with the different retail office spaces, with the residential  
11 kind of tucked behind and more of the offices and retail and  
12 commercial on the main corridors.

13 In our neighboring community here in Geauga County,  
14 in Munson Township, they built a senior living facility and  
15 this really is like a true continuum of care campus. It's  
16 right outside of like the Notre Dame Cathedral School. I  
17 think it was mentioned by Bill Brooks that was at one of our  
18 meetings a couple months ago. But this development includes a  
19 variety of different type of housing, cottage, cottage homes,  
20 you can go to independent living all the way up to the memory  
21 care assisted living. It's the full spectrum of different  
22 age-related type housing. So that was recently built within  
23 the last couple years.

24 Well, and then even here in Concord, we got our --  
25 the Vista Springs assisted living facility that was built in  
26 2016 on Auburn Road. These are assisted living, so they don't  
27 need skilled care like the skilled nursing facility but it is  
28 a residential-type use. There is 94 units in there, studio  
29 rooms to two bedroom units. So that also is relatively new.

30 And this is one of the newer developments, it's

1 another phase of the Quail Hollow subdivision but it was just  
2 recently developed, the Hygrove Villas, by Ralph Victor  
3 Construction. He's got 51 units approved to be built over  
4 there. His -- He is showing one- and two-story type housing  
5 units, ranging from 1,686 square feet to 2,665 square feet.  
6 I looked at some of the plans on the website. They all have,  
7 you know, master bedrooms on the first floor with options for  
8 basements. These are freestanding condominiums, so the  
9 condominium association is going to take care of all the yard  
10 work and all the maintenance outside and, as the homeowner,  
11 you are just worried about the inside. So it is kind of  
12 maintenance-free living.

13 Talking with the builder, too, like the 14 homes  
14 that he sold already that are, some of them are under  
15 construction, only one has actual kids. So it's almost  
16 naturally becoming it's own type of senior neighborhood, you  
17 know. It's the boomers that are purchasing these. They're  
18 downsizing. They want to stay in the community where they're  
19 coming from local, from nearby communities and they've got the  
20 money in order to purchase the nice home that they want and  
21 get all the upgrades that they want.

22 Let's see. So just kind of to sum it up, like, now  
23 what? Like, I know you are probably going to have lots of  
24 questions. But do we already have regulations in place that  
25 might allow for new housing or if we renovate existing  
26 housing, like, to meet the needs that we might have with our  
27 changing household types in the community? Do we need  
28 something new? Can we -- Can the Capital District, with the  
29 Innovative Site Plan unit development, fulfill some of that or  
30 could the R-3 be used as a tool for senior living or

1 independent living? What about the R-2 Planned Unit  
2 Development?

3           Without specific, you know -- Do we have to make  
4 changes to those districts? Is there potential for those  
5 districts that are already in place to help meet those needs?  
6 And if so, like, do we need to change anything? Where might  
7 we want to see some of these type of new housing being  
8 developed in the township? That was, you know, if we were  
9 going to zone specifically for independent living, that was  
10 one of the biggest questions. Like, where would it go? Where  
11 would it be appropriate? And what about accessory dwelling  
12 units? Is that something that we want to talk about, or  
13 in-law type suites?

14           So I am kind of, like, leaving it up as a -- up in  
15 the air as to what you guys want to talk about or what you  
16 want to task me with looking at a little bit more or what's  
17 your questions or anything I talked about or any ideas? So --

18           MR. SCHINDLER: I have a comment --

19           CHAIRMAN PETERSON: Go ahead.

20           MR. SCHINDLER: I have a comment. You know, we have  
21 conservation development in the township which gives the  
22 boards like us a lot of flexibility to see what's appropriate  
23 for the areas. And since our township is like it is with  
24 hills and rolling hills and valleys and stuff, that would be  
25 something maybe we could incorporate somehow in that where we  
26 can allow it to work with developers to be flexible, have a  
27 better understanding of what fits into a desired area. And  
28 this way here, we can control the design and the size, what's  
29 going to hit the generations.

30           Right now, we're talking about the biggest

1 population as we keep growing in the future is going to be the  
2 elderly. They may want to stay in the township but yet they  
3 want to have things that are somewhat close that they can  
4 maybe walk to and close shopping so they don't have to drive  
5 extensively, especially when they get up in years, you know,  
6 it's -- a lot of them can't drive too much anymore. I know we  
7 have Laketran and stuff that helps. But if we allow them  
8 flexibility with conservation development, it gives us --  
9 maybe we can work more closely with the developers to tailor  
10 areas.

11 CHAIRMAN PETERSON: Yeah, I would tail in on that  
12 because I've kind of lived this. I moved to Concord in the  
13 '70s, had two little kids, built a two-story, four-bedroom  
14 house. And then in the '80s moved, another place in Concord,  
15 a little bigger, two-story, four bedroom house. I don't need  
16 that anymore. So for the last couple years -- Hiram and I  
17 were just talking. We're in the same boat -- I started  
18 looking around. I want to stay in Concord. If I live in Lake  
19 County, I want to live in Concord. And there is -- It's  
20 really, really hard to find things that fit when you get to be  
21 the point where I want a three-car garage, as you know.

22 MS. GERMOVSEK: And a ranch.

23 CHAIRMAN PETERSON: And the ranch, one floor, or at  
24 least a master bedroom on the main floor. They're just not  
25 out there. It's extremely limited. I've watched Zillow and  
26 Realtor.com for three years. It's really hard to find in  
27 Concord. We've got a lot of big houses, nice houses that I  
28 don't want anything to do with because they're too large.

29 I think we need something new. Since I've been on  
30 this Board, we had some opportunities that, in all cases, we

1 got a lot of community resistance on. We had some apartments  
2 that were going to go in on 608, really high-end apartments  
3 with two-car garages, really, really nice places. People  
4 didn't want that. We had the Town Center with nice condos and  
5 apartments. People didn't want that. Just last month we had  
6 the horse farm on Prouty Road where we were going to have  
7 cluster homes in there which I think could have been nice.  
8 People didn't want that.

9 So how do we change the attitude of our residents  
10 who don't want that kind of housing and yet, at some point,  
11 they're going to be looking for that kind of housing? And  
12 what could we do with our zoning that would, as Frank said,  
13 make it more adaptable to the kind of housing you're talking  
14 about here and the kind of things that people need as they get  
15 older and want to stay in the community?

16 So I am all for looking at our zoning requirements  
17 and doing something innovative to come up with some sort of  
18 alternative housing that would satisfy those that want to stay  
19 in Concord.

20 MR. LINGENFELTER: I think, I think we should, we  
21 should look real hard at existing zoning designations and find  
22 something that would fit that scenario that gives us an option  
23 to have a little more input on what is built without giving up  
24 the ability from a, from a township standpoint of having that  
25 input if that property is rezoned. Perfect example is the  
26 horse farm property. Okay?

27 MS. FREEMAN: Yeah.

28 MR. LINGENFELTER: It was up for an R-3. There is a  
29 lot of bad things in R-3 that people were opposed to. Okay?  
30 And even if the intent of the initial petitioner is for

1 something that's not going to be the maximum density or the  
2 maximum, you know, issues of an R-3, which to some people are  
3 unsavory, you run the risk of, once it's rezoned to R-3, you  
4 have no control anymore at that point. So if that person that  
5 has the property sells it to somebody else, it's been rezoned  
6 to R-3. They can come in and completely do something  
7 different and, as long as it's within the R-3 requirements,  
8 you're stuck with it.

9 MS. FREEMAN: Right.

10 MR. LINGENFELTER: Or you could rezone it and  
11 somebody could come in with the best of intentions and we  
12 could rezone it because we like what they're talking about and  
13 they change their mind. The conditions of the market change,  
14 you know, something occurs that they decide that maybe they  
15 don't want to pursue that, you know, that aspect any longer  
16 and they make the changes. And consequently, again, we have  
17 zero power, you know, to make, to effect any changes once that  
18 zoning designation has been granted.

19 So I am thinking that we should probably take a  
20 harder look at maybe like the R-3 district, which I think is a  
21 good example, maybe take a harder look at that, narrow down  
22 some of the options that can be done, maybe tighten down some  
23 of the density options, you know, maybe tweak some of the  
24 requirements in R-3 that would give it more of a, more of a  
25 flavor where, if we do make that zoning change, that we're not  
26 as at risk for that changing dramatically from what the  
27 original intent was to what the ultimate, you know, what the  
28 ultimate product could be.

29 I think that was one of the big issues with -- I  
30 know that was the thing that really bothered me about the

1 horse farm designation and zoning to R-3 was, yep, I like what  
2 the guy had to say. I think it was a great idea. I thought  
3 there was a lot of opportunity for -- I think it was a good  
4 plan for the township. But, you know, there was that option  
5 that if that -- if something would happen, we don't have any  
6 guarantee. We would be -- We could be potentially saddled  
7 with something we don't want and we would have very little  
8 power to do anything about it once that, once that dye is  
9 cast, you know, where you're pretty much stuck.

10 So I think if we would have some maybe a zoning  
11 designation -- Like I said, I think R-3 would probably be a  
12 good one to look at for that kind of a model to tweak the  
13 regulation, look at setbacks, look at the buffers, look at  
14 some of the things that go with that so that -- because that's  
15 a lot of the problem. I think a lot of residents that are  
16 opposed, we have -- there is no doubt that there is a lot of  
17 opposition to anything that even talks about higher density  
18 than, you know, one unit per half acre. Even that gets a lot  
19 of pushback, you know.

20 So I think if we, if we come up with something that  
21 has better buffers or there is some other requirements on the  
22 property to get it zoned to that, it's going to be more  
23 palatable to the people that are surrounding the area that I  
24 think we'll have less opposition, you know, than what would  
25 happen if there is just a lot of open-ended issues like we  
26 have with R-3.

27 MS. FREEMAN: Right. And I think that's maybe some  
28 of the reason why you were, Frank, referring to like the  
29 Residential Conservation Development because with that rezone  
30 you're approving a preliminary plan as well.

1 MR. LINGENFELTER: Right.

2 MS. FREEMAN: So you know what to expect. So maybe  
3 there is a way to accommodate --

4 MR. LINGENFELTER: Yeah, we could put some --

5 MS. FREEMAN: Maybe there is some changes in the RCD  
6 that need to be made. There was some recommendations in the  
7 2015 Comp Plan Update that talked about, you know, looking at  
8 the RCD and, you know, reviewing that.

9 MR. LINGENFELTER: I think any kind of a, any type  
10 of a review, a plan, you know, any sort of a plan review, you  
11 know, as a stipulation --

12 MS. FREEMAN: Right.

13 MR. LINGENFELTER: -- to that rezoning request, I  
14 think, would be -- and it would have to be something that  
15 would be enforceable.

16 MS. FREEMAN: Right. It would have to be a planned  
17 development.

18 MR. LINGENFELTER: That that development is what's  
19 going to happen so we don't have to look back and say, "Oh,  
20 no."

21 MS. FREEMAN: Right, right. And then if there are  
22 changes, you have a process in place for them that requires  
23 them to come back.

24 CHAIRMAN PETERSON: Could we put it in as a  
25 contingency saying, "Yes, it can be R-3 if this development  
26 goes through"? Because I agree with Andy. If we approve  
27 something as an R-3 with something in mind, that developer  
28 goes bankrupt or anything, changes their mind, they sell it,  
29 we have already authorized it to go to R-3. Now it could be  
30 anything.

1 MS. FREEMAN: Right.

2 CHAIRMAN PETERSON: But if we could make a  
3 contingency that said, "Yeah, it can be R-3 as long as you  
4 build what you've shown us."

5 MS. FREEMAN: Right.

6 CHAIRMAN PETERSON: "And if you change it, then it  
7 reverts back to what it was before." I don't know if that's  
8 legal.

9 MS. FREEMAN: I don't know if that's legal or not,  
10 being a township.

11 CHAIRMAN PETERSON: I don't either but --

12 MS. FREEMAN: We can look into that.

13 MS. GERMOVSEK: Can we take a look at what the R-3  
14 is now?

15 MS. FREEMAN: What's that?

16 MS. GERMOVSEK: Can't we take a look at the R-3 now?

17 MS. FREEMAN: Yeah.

18 CHAIRMAN PETERSON: We could. There's a couple  
19 other good examples, I think, that you didn't cite, Heather.  
20 Auburn Hills condos.

21 MS. FREEMAN: Yeah.

22 CHAIRMAN PETERSON: I think that's an excellent  
23 example. It's spacious. They're condos but it's really  
24 pretty. It's low, lower density. There is only like 38 units  
25 up on those hills and they're beautiful. Or even Aria's Way  
26 on the end of Prouty Road turned out, considering it started  
27 out as a condo complex that went bankrupt and then went into  
28 the cluster homes, it actually turned out pretty, pretty okay.

29 MS. FREEMAN: And Aria's Way is the front half is  
30 R-1 and the back half is the R-3.

1           CHAIRMAN PETERSON: So you've got a mix of condos  
2 in there.

3           MS. FREEMAN: So you've got two different things  
4 kind of going on there. And the Auburn Hills development,  
5 that's zoned R-1, and in that case, the engineer and the  
6 developer got creative with our R-1 zoning requirements that  
7 allow you to put more than one dwelling on a lot if you can  
8 show that you could subdivide them into separate lots.

9           CHAIRMAN PETERSON: And it turned out quite well.  
10 So --

11           MR. SCHINDLER: Is there anything legally -- We'd  
12 probably have to check with, you know, our attorneys -- that  
13 we can stipulate, if a developer does go bankrupt, for  
14 example, that everything comes to a halt and diverts back to  
15 our reconsideration for what the next owner would maybe decide  
16 to do or we would have authority rather than being stuck by a  
17 law?

18           MS. FREEMAN: Well, I think we would have to somehow  
19 figure out, first of all, if we could approve a plan in  
20 conjunction with the rezone. And then if you can do that,  
21 then they're held by the plan. But I don't know that we can  
22 just approve a district change and then, if something doesn't  
23 happen, it reverts back. I don't see that that's permitted  
24 all -- excuse me -- at all per the Ohio Revised Code. There  
25 is just no process in place for that.

26           CHAIRMAN PETERSON: But if we locked it to a  
27 particular development and then it didn't -- it fell  
28 through --

29           MS. FREEMAN: The township could initiate a rezone  
30 to rezone it back.

1 CHAIRMAN PETERSON: Right.

2 MS. FREEMAN: Right.

3 MR. SCHINDLER: Some way of being able to control.

4 MS. FREEMAN: Right, because the Zoning Commission  
5 could or the Trustees could initiate a zoning amendment to  
6 change to it something else if --

7 MR. SCHINDLER: Right.

8 MS. FREEMAN: Yeah.

9 CHAIRMAN PETERSON: It all falls into that, do we  
10 need something new? And I think the answer is yes.

11 MR. LINGENFELTER: Well, didn't we have, didn't we  
12 have a senior living zoning and then we got rid of it?

13 CHAIRMAN PETERSON: Right.

14 MS. FREEMAN: Yeah, there was --

15 MR. LINGENFELTER: Was it R-5?

16 MS. FREEMAN: It was an R-5.

17 MR. LINGENFELTER: R-8? R-5?

18 MS. FREEMAN: R-5.

19 MR. REPPERT: I'd like to see what that was, yeah.

20 MS. FREEMAN: Okay. I can email it to you.

21 MR. LINGENFELTER: We didn't eliminate that from the  
22 zoning text that long ago.

23 MS. FREEMAN: Right. That, we reviewed that --

24 MR. LINGENFELTER: That was a couple years ago,  
25 right, five years ago?

26 MR. SCHINDLER: Yeah.

27 MS. FREEMAN: Right after we adopted, the Township  
28 adopted the Comp Plan Update at the end of '14, beginning of  
29 '15, we did some text amendments. One of them was  
30 consolidating the residential districts and we also looked at

1 the R-5 and we started to dive into looking at senior housing.  
2 If you remember, I did a bunch of research on like Del Webb  
3 and some of the other age-restricted communities that were  
4 happening in the area. And one of the recommendations of the  
5 Comp Plan Update was to reevaluate that R-5 District. It had  
6 been on the books for several years yet no one had ever  
7 initiated it.

8           It was a very specific mix of different type of  
9 housing that was required to be all within that development.  
10 Some of it had to be geared towards the skilled nursing, a  
11 portion had to be for the assisted living. I think there was  
12 independent living. I don't remember exactly. But there was  
13 a very unique mix of uses that all had to fall into place with  
14 large setbacks. I think it was a minimum of 50 acres. And I  
15 think, at the time, the Township had determined that it wasn't  
16 likely going to happen ever, so we took it out of the books.

17           And since then --

18           MR. LINGENFELTER: Wasn't that, wasn't that in  
19 response to the Slovene home?

20           MS. FREEMAN: I think it was.

21           MR. LINGENFELTER: I think it was in response --

22           MR. SCHINDLER: That's right, it was.

23           MR. LINGENFELTER: -- to the Slovene home.

24           MR. SCHINDLER: Yes.

25           MR. LINGENFELTER: When we did that, when we put  
26 together that because of the size of the project --

27           MR. SCHINDLER: Right.

28           MR. LINGENFELTER: -- and the number of acres that  
29 were involved and that, I think, that all fell into the  
30 Slovene home.

1 MR. SCHINDLER: Yes.

2 MR. LINGENFELTER: Which is now the --

3 MS. FREEMAN: Environmental Learning Center.

4 MR. LINGENFELTER: -- the nature center over there.

5 MR. SCHINDLER: Correct.

6 MS. FREEMAN: Yeah.

7 MR. LINGENFELTER: So I think that I would like to  
8 see either like a, we take a -- revisit R-5 and look at maybe  
9 potentially bringing it back or looking at, just looking at  
10 the regulations and maybe using some of -- You know, I just  
11 have this feeling, no matter what we come up with, okay,  
12 there's a hypersensitivity to density in this township, there  
13 just is.

14 MS. FREEMAN: Yeah.

15 MR. LINGENFELTER: Okay? Anything that is more than  
16 what the minimum, you know, an R-1 density situation gets a  
17 lot of pushback.

18 MS. FREEMAN: Right.

19 MR. LINGENFELTER: Always has. And I think that's,  
20 you know -- We can come up with some really cool stuff and  
21 some really nice ideas and I think that, at the end of the  
22 day, if we're -- if we have something that's going to have  
23 some sort of a density issue that's going to allow for a  
24 density bonus or more than, more than one dwelling per half  
25 acre or a third acre or whatever, it's just going to be an  
26 uphill -- it's going to be uphill sledding, you know, I mean,  
27 from an adoption from the township, from the residents,  
28 because that just always seems to be a real bugaboo with  
29 reference to anything that we do.

30 Whether it's a condos, whether it's apartments,

1 whether it's cluster homes, I mean, they're all great ideas  
2 and there is a lot of opportunity there and I think there is,  
3 you know, what the demographic show that -- the report, by the  
4 way, that you did, a fantastic job on putting all the numbers  
5 together -- puts a real, you know, puts a real idea behind  
6 everything. But when you look at those numbers, I mean, this  
7 is -- We're trending in that direction as a community, you  
8 know. We're aging, you know. People want to downsize. I  
9 think there is a demand for these types of housing options.  
10 But every time somebody brings one to the table, it always  
11 gets -- the room is packed and there is a lot of people that  
12 are very opposed to anything that is -- it's too dense, you  
13 know, the density is bad.

14           And as a township we're running out. We don't have  
15 a lot of large acre --

16           MS. FREEMAN: Right.

17           MR. LINGENFELTER: -- development opportunities out  
18 there where we can say it's got, the project has got to be a  
19 minimum of 100 acres or, you know, 75 acres. I mean, there is  
20 just not a lot of that out there that, you know, that's still  
21 available for development like that. I mean, really, the  
22 Town, Town Center project, I think, is probably the next best  
23 opportunity we have, you know, to put something together with  
24 mixed use, with, you know, with a lot of housing options and  
25 density issues that will all be concentrate in one area. I  
26 think, for the most part, I think that it's a fairly well  
27 received idea for that area.

28           But, I mean, if you started plunking properties  
29 outside of that that are either abutting R-4 or R-1  
30 residential areas, it's going to be, you know, it's going to

1 be pitchforks and torches. And, you know, we've all been  
2 through that enough times, so we know what happens. So --

3 But I think if we -- if there is a way that we can  
4 take the existing, the existing districts and tweak them to  
5 the point where there would be a certain level of comfort with  
6 the surrounding residents, like the bigger buffers or, you  
7 know, some really high demands on screening and buffering and  
8 vegetation, things like that, trees, whatever, to kind of help  
9 that, I think that people would probably be a little more  
10 receptive to it than just plunking down 80 units on a 25 acre  
11 lot right off 44, you know.

12 So that's my thought. I think, I think we have  
13 enough. I think we -- There is no need to reinvent the wheel  
14 here.

15 MS. FREEMAN: Right.

16 MR. LINGENFELTER: I think we've got enough, we've  
17 got enough text and we spent a lot of time over the last  
18 several years on buffers and screenings, you know, and  
19 right-of-ways and all that stuff and setbacks and everything  
20 that I think we've done a lot of good work in those areas. I  
21 think that we've got the foundation. We just have to come up  
22 with something that would give somebody an option, just like  
23 the conservation development is an option. You know, we could  
24 do a -- We could have, you know, some sort of a senior living  
25 or some sort of, you know, higher density option that could be  
26 used as an option to an R-1 or an R-4 or something like that.  
27 I don't know. That's, that's my thought.

28 MS. GERMOVSEK: Does Vista Springs have room to  
29 grow? Do they have any intention to grow into like the memory  
30 care?

1 MS. FREEMAN: They have 70 units that are assisted  
2 living and 24 units that are dedicated to memory care. So I  
3 don't see them growing. Based on testimony from Bill Brooks,  
4 who helped develop the Vista Springs, who was on the Ralph  
5 Victor Construction project at the very beginning, he had  
6 talked about that his idea of the whole continuum of care  
7 versus skilled nursing -- or first you start at the  
8 independent living, you move into the assisted living and then  
9 into the skilled nursing facility.

10 His master plan in his mind was in the medical  
11 corridor over on Auburn Road. You have Lake Health. They  
12 have a great relationship with the assisted -- with the  
13 skilled nursing facility and Lake Health. So I don't think  
14 assisted, the assisting living is looking at expanding or  
15 adding other, any other kind of use.

16 But kind of what Andy was saying, if you go back and  
17 look at the R-5, you know, and what I had said about was that  
18 full breadth of all those different type of uses, maybe there  
19 is, you know -- I don't know that we need another assisted  
20 living or another skilled nursing facility but maybe we do  
21 need those, you know, more of an independent living and could  
22 we work within some existing text or allow -- somehow limit it  
23 to a certain area, maybe only allow one within a certain  
24 proximity so we're not getting a saturation of too much or in  
25 the wrong place. I don't know where the right place is. Is  
26 it maybe over there off of Auburn Road, you know?

27 MR. SCHINDLER: It would stand to reason. It makes  
28 a lot of sense to have it there because of the facilities that  
29 are already with the hospital and everything and, if it's  
30 needed, it can be done. Like my parents for years lived in

1 Ashland, a development that had assisted living, which they  
2 eventually moved into. Well, they loved it. We had to move  
3 them in but anyhow, once they got in there, they loved it  
4 because everything was there. But then as they aged and they  
5 needed more care, there was another part of that development  
6 that they could move into, still there but didn't make them  
7 feel like they were moving, you know, like into a captive  
8 area. In other words, my dad used to say, "I don't want to  
9 move in with those sick people." Well, they're not sick.  
10 They just needed more care.

11 MS. FREEMAN: Right.

12 MR. SCHINDLER: Then, eventually, my parents went to  
13 the third phase when they had to go in, because of  
14 Alzheimer's, into a skilled nursing facility where they  
15 finally lived their remaining years. But it's all encompassed  
16 together, so it didn't make them feel like they were being,  
17 you know, shifted from point to point emotionally that would  
18 make them feel comfortable.

19 MS. FREEMAN: Right.

20 CHAIRMAN PETERSON: Heather, I would suggest if we  
21 review R-3 and revisit R-5, those would be two good things to  
22 do to look for opportunity in the next meeting.

23 MS. FREEMAN: And then --

24 CHAIRMAN PETERSON: Probably our best opportunity, 3  
25 and 5.

26 MS. FREEMAN: What about like locations of potential  
27 R-3? I mean, we have, like, the purpose statements in the  
28 Zoning Resolution that talk about locational requirements.  
29 Are those still adequate? Is that still the same thought  
30 process? You know, would there be changes that maybe we would

1 want to contemplate based on, you know, decisions of trying to  
2 create, you know --

3 MR. LINGENFELTER: If we're going to put a minimum  
4 acreage for the development on that, I would like to see where  
5 it could possibly -- I would like to see what's available,  
6 what the inventory for the township looks like.

7 MS. FREEMAN: Oh, yeah.

8 CHAIRMAN PETERSON: Sure. Look at the map.

9 MR. LINGENFELTER: So we could see. I mean, there  
10 might be some places where, with the proper adjustments, it  
11 would be feasible where, if we don't have those adjustments,  
12 then it wouldn't be.

13 MS. FREEMAN: Right. We could rule out specific  
14 locations and say, "No, that wouldn't work there due to" --

15 MR. LINGENFELTER: Right, that's what I'm saying. I  
16 would be interested to see where it could go.

17 MS. FREEMAN: Okay. Because there is a minimum 10  
18 acre requirement.

19 MR. LINGENFELTER: Because you know if there is  
20 something where it can go, somebody is going to want to try to  
21 figure it in there.

22 MS. FREEMAN: Right.

23 MR. LINGENFELTER: So maybe it would be a good idea  
24 to have an idea, have a general understanding of what the  
25 inventory looks like and where those types of developments  
26 could potentially come up as an option and then decide, you  
27 know, if we want to put some restrictions on where it could go  
28 versus -- or maybe acreage size so, if you put so many acres  
29 to it, you know, then that's going to, obviously, limit what  
30 kind of options would be available right there just by doing

1 that.

2 MS. FREEMAN: Right. And then one of the main goals  
3 too would be to try to figure out a way that we can approve a  
4 plan as part of the rezone, too.

5 MR. LINGENFELTER: Right, yeah, whether it's some  
6 sort of a preliminary plan --

7 MS. FREEMAN: Maybe it's an overlay --

8 MR. LINGENFELTER: -- or a site plan review.

9 MS. FREEMAN: Yeah, so there's --

10 MR. LINGENFELTER: A process.

11 MS. FREEMAN: -- more control from the township.

12 MR. LINGENFELTER: Right, to what we, I mean, to  
13 what we're able to. Certain things, we can't control.

14 MS. FREEMAN: Sure, yeah.

15 MR. LINGENFELTER: But as long as it's within our  
16 purview, I think, you know, we should try to build that in.

17 MS. FREEMAN: Okay.

18 MS. GERMOVSEK: Do we not have any language in our  
19 code about the accessory dwelling units?

20 MS. FREEMAN: We don't, no. I mean, we don't --

21 MS. GERMOVSEK: Because you made a good point when  
22 you were saying like, oh, if you build that accessory unit,  
23 it's on the same parcel. Could you sell it separately if they  
24 split the parcel?

25 MS. FREEMAN: Some communities stipulate you can't.  
26 It is purely an accessory to the primary dwelling, which means  
27 you can't split it off and sell it off separately. No,  
28 we've -- As far as I know, the township has never looked at  
29 accessory dwelling units. It's a relatively newer planning  
30 type concept. I mean, I think you've heard of in-law suites.

1 We do get a lot --

2 MS. GERMOVSEK: Granny units.

3 MS. FREEMAN: What's that?

4 MS. GERMOVSEK: Granny units.

5 MS. FREEMAN: Granny, yeah, granny units.

6 MS. GERMOVSEK: I never heard it called that but --

7 MS. FREEMAN: I don't know how that would work  
8 specifically in Lake County or if that's something that would  
9 be, you know, the township would be amenable to or not. We do  
10 have a lot, you know -- I just got a call today from somebody  
11 who wanted to know if they could build a second house on their  
12 lot and they had a half acre on Johnnycake, which our code  
13 does not allow that, by the way. But there are a lot of  
14 calls, people buying homes and they want to know, can they  
15 build their mom an in-law suite.

16 MR. LINGENFELTER: That, to me, is a slippery slope.

17 MS. FREEMAN: Is kind of is, yeah, it is.

18 MR. LINGENFELTER: That's a tough one because now  
19 you're affecting next door neighbors, you know. So if you  
20 started to, if you are going -- even if they have a half acre  
21 lot that it would allow for a some sort of an accessory  
22 building like that, you know, you're talking about having a  
23 major impact on people on both sides of that and potentially  
24 in the bank, you know. That's more of an issue. I don't know  
25 that I would want to go down that path.

26 MS. FREEMAN: I don't know that we would either but  
27 there is ways to limit those potential impacts. I mean, like  
28 I had mentioned, you can not allow them to have their own  
29 separate entrance.

30 MR. LINGENFELTER: Right.

1 MS. FREEMAN: You can limit the number of bedrooms.  
2 I don't know if a township could do this or not but you could  
3 maybe stipulate you can't rent it. It has to be, you know,  
4 occupied by a family member, but then I don't know how you  
5 police that.

6 MR. LINGENFELTER: That's what I am saying. There  
7 is a lot of enforce -- I see a lot of --

8 MS. FREEMAN: We do allow duplexes by right. But we  
9 do allow duplexes by right in our R-1 and R-4 districts, which  
10 a dwelling with an accessory, with an attached accessory  
11 dwelling unit is a duplex, really. The only difference is it  
12 wouldn't necessarily meet the minimum living area that we --  
13 our code currently requires and the enclosed parking space  
14 requirement. So like -- And you would have to have a slightly  
15 larger lot.

16 But we can hold off on reviewing accessory dwelling  
17 units and start focusing on, you know, as you guys had  
18 mentioned, let's resurrect the R-5, see if there is anything  
19 out of there that we might want to pull back into, you know,  
20 or amend. Look at the R-3 and how we might be able to have a  
21 little bit more control when approving.

22 MR. LINGENFELTER: Yeah, I think we work with legal  
23 and come up with, you know, some requirements that we could  
24 place that isn't going to create a lot of legal challenges,  
25 you know, without getting too far off into the weeds on it,  
26 you know, if we're reasonable. I think it would be a good, I  
27 think it would be a good way to approach as a secondary, you  
28 know, option like, just like conservation zoning, you know.  
29 We're going to do this and it's going to be very tightly  
30 controlled, you know, that type of thing. I still think,

1 regardless, density is always going to be a problem, always.

2 MR. SCHINDLER: Since we have R-5, we did many years  
3 ago put it in there for a reason. Now we see what the trends  
4 are happening now. We could tweak it a little bit better.

5 MS. FREEMAN: Possibly.

6 MR. SCHINDLER: Rather than recreate the whole wheel  
7 again, you know.

8 MS. FREEMAN: Yeah. I don't -- I will take a look,  
9 pull that back out and look at it. I don't know that I would  
10 think that we need a whole new district to allow that. I  
11 mean, we have --

12 MR. REPERT: Right.

13 MS. FREEMAN: -- a couple of those components  
14 already within our community. I don't know that --

15 MR. LINGENFELTER: Sure.

16 MS. FREEMAN: -- we need more of those. But, you  
17 know, even like under the R-3 right now, we have those maximum  
18 densities. We've had developers up here stating that, "Well,  
19 I am not even going to go for the maximum density." So maybe  
20 there is some other avenue for them to get the number of units  
21 they want but in a district that has a lower potential maximum  
22 density, and I don't know what that is. Because, you know,  
23 even last night at the Trustee public hearing on the rezone  
24 for Ralph Victor Construction which, by the way, they -- the  
25 Trustees did approve your recommendation to deny his rezone  
26 application, so that did not go through. But he stated that  
27 he was only looking at about two and a half units even though,  
28 under the district, he could go up to six. So there's a lot  
29 of things to consider.

30 MR. LINGENFELTER: So we have to create it to where

1 he doesn't have that. There is no option.

2 MS. GERMOVSEK: Right.

3 MR. LINGENFELTER: Take away that option.

4 MS. FREEMAN: Or there is a way to approve his plan  
5 and hold him to the plan.

6 MR. LINGENFELTER: Yeah.

7 MS. FREEMAN: If there is a way to, okay, if you say  
8 you're going to do this, then that's what you are going to do,  
9 you know.

10 MR. SCHINDLER: Correct.

11 MS. FREEMAN: So, okay.

12 CHAIRMAN PETERSON: Very good. Food for thought.

13 MR. LINGENFELTER: Good stuff, Heather.

14 CHAIRMAN PETERSON: Okay.

15 MR. LINGENFELTER: Thanks.

16 CHAIRMAN PETERSON: Item Number 2 on our agenda you  
17 have before you, the minutes of the January 7, 2020, meeting.  
18 Do I have a motion to approve the minutes as written?

19 MR. SCHINDLER: Mr. Chairman, I so move that we  
20 accept the minutes as written for January 7th.

21 CHAIRMAN PETERSON: Is there a second?

22 MR. REPERT: I will second.

23 CHAIRMAN PETERSON: Hiram, thank you. All in favor  
24 of approval say "aye."

25 (Five aye votes, no nay votes.)

26 CHAIRMAN PETERSON: Okay. The minutes are approved.  
27 Item 3, correspondence report by Zoning Commission  
28 members. I will start with Hiram, anything?

29 MR. REPERT: I am not a member.

30 CHAIRMAN PETERSON: But did you --

1 MR. REPERT: I am an alternate member.

2 CHAIRMAN PETERSON: Did you have anything?

3 MR. REPERT: No, sir.

4 CHAIRMAN PETERSON: Okay. Sue?

5 MS. GERMOVSEK: Nothing.

6 CHAIRMAN PETERSON: Andy?

7 MR. LINGENFELTER: Nope.

8 MR. SCHINDLER: Nothing.

9 CHAIRMAN PETERSON: And I had nothing either.

10 Item 4, Audience Participation. Anybody out here  
11 that would like to speak? Vanessa, please give us your name  
12 and address.

13 MS. PESEC: Vanessa Pesec, 11705 Cali Court. And  
14 thank you, Heather, for that great presentation. It had lots  
15 and lots of really interesting facts, figures. I need to mull  
16 them over a lot because there really was a lot there to talk  
17 about.

18 One question that I had was, under single-family  
19 homes, we have an increase over the decades in single-family  
20 homes, and then there was a mention that that is either  
21 homeowner or a condo, single detached. So I was wondering if  
22 we could have a breakdown and an understanding and definition  
23 of what that whole category is and the breakdown of that. I  
24 am not sure if, like in Quail Hollow, that the single-family  
25 detached condos, how many of that type of housing unit is in  
26 Concord versus single-family homeowner, you know, owner, as  
27 we're used in the traditional sense.

28 It would be interesting to see how many of that type  
29 has been utilized and built over the, over the years because  
30 that's something that it sounds like, when you're talking

1 about, you know, downsizing, as something you want, except for  
2 your third garage. So what you're going to have to do is  
3 you're going to have to build a second, two-story garage with  
4 one of those, like, toaster things.

5 CHAIRMAN PETERSON: They do that in Quail Hollow.

6 MS. PESEC: In Japan, they do that, yeah.

7 CHAIRMAN PETERSON: I have a friend --

8 MS. PESEC: So you are going to have to get your  
9 very own little lift in order to do that and then you will  
10 have your three-car garage in a smaller footprint.

11 CHAIRMAN PETERSON: But you bring up a good point.  
12 There are a lot of those in Quail Hollow and they're very  
13 nice. They're really nice, those single detached condos, a  
14 lot of them.

15 MS. PESEC: Right, right, there and I don't know  
16 where else it is. But that is a housing stock that is great  
17 for people who want to downsize, you know, just lock it up and  
18 go down somewhere warm for the winter, except this winter.

19 CHAIRMAN PETERSON: Hygrove Village is that single-  
20 family condo.

21 MS. PESEC: Right, right. So -- And then I was  
22 really interested to see the, that the percentage of  
23 multigenerational homes was 52 percent, which was really  
24 interesting. If you have a senior independent living  
25 facility, many times they say 55 and only older as a  
26 requirement. So I am not sure how that fits into the greater  
27 scheme of things, you know. Do you restrict it to just senior  
28 or something like that? Or as we saw multigeneration is  
29 increasing, maybe the idea is not to limit it to a certain age  
30 group.

1           So, you know, so those are just a few of the  
2 statistics that quickly jumped out at me but I am sure there's  
3 a lot more that are really interesting that, as we go through  
4 this more, you know, we can think about, also.

5           And then, also, there is a lot of discussion about  
6 what the community would like and not like and -- I don't  
7 know -- "pitchforks and torches," I heard several times.

8           MR. LINGENFELTER: I said that.

9           MR. REPERT: No, just once.

10          MR. LINGENFELTER: Yeah, one time.

11          MS. PESEC: And so I guess that it's really useful  
12 to listen to all sides of the community and not demonize  
13 anyone, especially when people come up here because, for a lot  
14 of people, it's intimidating and a scary thing to come up and  
15 talk to, talk to everyone and be on TV and all the rest, and I  
16 think it's really good to encourage people to come up and  
17 express their ideas.

18          And, also, I think that it would be really good for  
19 the township to understand in a large sense, what does a  
20 community want? Because while you heard something from  
21 Heather's presentation, somebody else could have heard  
22 something else from Heather's presentation and come away with  
23 something different. And so finding ways to really assess  
24 where the community is and what the community wants because  
25 Rich brings his perspective, I bring a certain perspective,  
26 you know, somebody who is 32 brings a different perspective.  
27 And so really understanding in a broader sense what the whole  
28 community would like and finding some way to query the  
29 township in a representative, fair way might be useful because  
30 if you are just talking and I get up here a lot and we talk to

1 our ten best friends, that's not really going to help, you  
2 know, with the whole community. So looking and thinking about  
3 ways to do that might be another useful thing to think about.

4 And with that -- Oh, R-3 and/or a PUD or an overlay,  
5 because what you keep talking about really is a PUD.

6 Currently, what is it, 100 acres or some such thing unless  
7 it's an innovative site, innovative district. But the PUD is,  
8 you know, what you are, what you are really saying, right,  
9 which is, we want to look at that specific plan and we want to  
10 approve that plan. And if you want to make changes to the  
11 plan, then you are going to come before us and show me the  
12 changes before we approve the changes. So it's really  
13 something like a PUD.

14 CHAIRMAN PETERSON: On a smaller scale.

15 MS. PESEC: Precisely, yes, exactly. So something  
16 like that might be the way to go. Thank you.

17 CHAIRMAN PETERSON: Thank you, Vanessa.

18 Anybody else from the public? Okay.

19 Well, with that, we conclude tonight's agenda. The  
20 next meeting of the Zoning Commission is March 3, 2020. And  
21 if there is no further discussion -- Anybody here?

22 MR. REPERT: Nothing here.

23 CHAIRMAN PETERSON: Okay. We'll adjourn.

24 (Whereupon, the meeting was adjourned at 8:12 p.m.)  
25  
26  
27  
28  
29  
30

1 STATE OF OHIO )  
2 COUNTY OF CUYAHOGA )

CERTIFICATE

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

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

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

17 IN WITNESS WHEREOF, I have hereunto set my hand  
18 and affixed my seal of office this 13th day of February  
19 2020.

20 Melinda A. Melton  
21 Melinda A. Melton  
22 Registered Professional Reporter

23 Notary Public within and for the  
24 State of Ohio

25 My Commission Expires:  
26 February 4, 2023

