

CONCORD TOWNSHIP ZONING COMMISSION  
LAKE COUNTY, OHIO  
REGULAR MEETING

Concord Town Hall  
7229 Ravenna Road  
Concord, Ohio 44077

May 7, 2019  
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Richard Peterson, Chairman  
Susan Germovsek, Vice Chair  
Andrew Lingenfelter, Member  
Morgan McIntosh, Member  
Frank Schindler, Member

Also Present:

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

**Melton Reporting**  
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1 7:01 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, May 7, 2019. Tonight we have a number of  
5 things on the agenda but the primary thing we're going to be  
6 discussing is a public hearing for zoning amendments that  
7 we've made, and we've kind of covered these in the last two or  
8 three meetings. Tonight will be the final review of that and  
9 the public hearing for that.

10 So before I open the public hearing, Heather, would  
11 you like to give us a quick overview on the amendments?

12 MS. FREEMAN: Well, did you mean before opening the  
13 public hearing or the public portion?

14 CHAIRMAN PETERSON: The public portion, right.

15 MS. FREEMAN: Okay, sure.

16 Good evening. So as the Board knows, we've been  
17 working on several housekeeping amendments over the last few  
18 months. Now we're at the public hearing stage. We have  
19 submitted these to Lake County Planning Commission for their  
20 review, recommendation that we can go over here shortly.

21 But just for those that might be at home that are  
22 watching, there are several amendments. A lot of them are  
23 really housekeeping in nature. I was just going to highlight  
24 a few of the notable amendments.

25 We revised several definitions in Section 5  
26 specifically related to the different dwelling types, while  
27 including some new definitions.

28 In our Section 22, which is the Commercial and  
29 Industrial District Section, we're recommending adding some  
30 additional permitted uses in the RD-2 District, such as

1 automotive repair, wholesale and warehouse facilities.

2 Also, in the Parking Section, in regards to the  
3 residential districts, we're making a clarification that  
4 utility trailers are subject to the same parking requirements  
5 as the recreational vehicles that we currently have in  
6 Concord, and we've also eliminated the screening requirements  
7 for those recreation, recreational vehicles and trailers.

8 We're proposing to add in a new regulation  
9 addressing the parking of construction equipment within a  
10 residential district, not permitting it -- not permitting  
11 those to be parked there for more than 30 days.

12 And in regards to junk motor vehicles, we're  
13 changing the reg requirements that would require any junk  
14 motor vehicle that's left on the property for more than 30  
15 days to actually, actually be parked in the garage rather than  
16 just somewhere hidden on the property.

17 We're also suggesting that we reduce the maximum  
18 sign height within all the commercial districts. We have seen  
19 kind of what the new sign code has done as we have seen Crile  
20 Road grow up a little bit. There are some signs that we like  
21 and others that we don't. So we're recommending to the  
22 Trustees that we reduce the maximum sign height for signs in  
23 the commercial districts to 12 feet.

24 We also are recommending an amendment to our design  
25 standards for the Commercial District indicating that the  
26 preference is to have pitched roofs within our Capital  
27 District and within the Town Center development.

28 So that's just a quick overview of what we're trying  
29 to achieve this evening.

30 As I indicated, we did receive correspondence from

1 the Lake County Planning Commission, a letter dated April 30,  
2 2019, that everyone received in your packets. They did, they  
3 did meet on April -- Tuesday, April 30, 2019, and the Planning  
4 Commission recommended that the text amendments be approved  
5 with the following comments and recommendations. Those, I  
6 don't think we need to go through this in detail but it is  
7 here for the record.

8 There are a few items that they were recommending to  
9 this Board that I would agree that we should make a  
10 modification to what we're proposing this evening. I do have  
11 a separate handout on that and I'll go over staff's  
12 recommendation.

13 I did review all of these, the Lake County Planning  
14 Commission's recommendations, with our legal counsel, too,  
15 prior to the meeting.

16 (Distributing document to the Board.)

17 MR. GERMANO: Why, thank you, Heather.

18 MS. FREEMAN: Sure.

19 All right. So the county had a couple comments in  
20 regards to our Definitions Section. I do agree with one of  
21 their statements that they're recommending that, in Section  
22 5.02(A), which is part of our Amendment Number 1, that we add  
23 an additional definition, "project area." This would be  
24 defined as the area or -- area of tract or tracts of land  
25 which are included in a proposed development to meet the  
26 minimum standards for a planned residential development or a  
27 multi-family development. The term "project area" shall also  
28 mean "development area."

29 So I do agree and I would recommend to the Zoning  
30 Commission this evening that, if we were going to approve

1 Amendment Number 1, that we should modify that and include  
2 this new definition for "project area."

3 In addition to that, under the Section 15, which is  
4 the Residential District Section, they had made the comment  
5 that we need to make sure that our table, when we list the  
6 different dwelling types, that we're consistent with the  
7 definitions. So in the Definitions Section, if you recall, we  
8 tried to group the dwelling definitions together so it would  
9 be easy for users to see them all. So we listed them such as  
10 like "dwelling, detached single-family," followed by  
11 "dwelling, two-family," "dwelling, multi-family."

12 But then there were several instances within the  
13 code that we then, when we were referencing those different  
14 dwelling types, rather than saying "dwelling, detached single-  
15 family," I listed it as "detached single-family dwelling" or  
16 "two-family dwelling."

17 So they really should match. So I am recommending  
18 that we change, in Section 15.05, the Table 15.05-1, that we  
19 actually list those dwelling types. If you have the -- If you  
20 want to flip to that page, you can see what I'm referring to.

21 MR. LINGENFELTER: That's Amendment Number 5.

22 MS. FREEMAN: Yeah, it's -- Oh, sorry, yeah. Thank  
23 you. I should have wrote that on there, yeah, Amendment  
24 Number 5.

25 So if you're looking at the track changes in the  
26 bound document here, on page 15.15, this is actually in  
27 reference to where we list the minimum floor area for  
28 different dwelling types. It's almost the last page. It's  
29 the second-to-last page of Section 15. You're almost there,  
30 second-last page.

1           So under Table 15.05-1, you can see that I had  
2 listed "detached single-family dwelling," but we should change  
3 that to read "dwelling, detached single-family," and then for  
4 the "single-family cluster dwelling," same thing, "dwelling,  
5 single-family cluster," because then that matches exactly how  
6 we defined those in Section 5.

7           And this was the same, same recommendation under the  
8 Amendment Number 6, which is in reference to the PUD and the  
9 RCD section of the code. There's two appendixes in  
10 Section 16, A and B, and it's basically the same concept.  
11 It's just -- And these are the last two pages of that section  
12 as well. This is, Appendix A, lists the minimum parking  
13 requirements. And, again, I had listed "detached single-  
14 family dwelling" versus "dwelling, detached single-family."  
15 Same thing with the single-family cluster dwelling and the  
16 attached, attached single-family dwellings and the two-family  
17 dwellings.

18           So I would recommend, yet again, that we change the  
19 wording to be -- to match what we have in the Definitions  
20 Section in both the Appendix A, which is in reference to the  
21 minimum parking requirements, and in Appendix B, which is the  
22 minimum square footage requirements.

23           And the last, the last item was in regards to  
24 Section 30, which is Amendment Number --

25           MR. LINGENFELTER: It's Number 9.

26           MR. McINTOSH: Nine.

27           MS. FREEMAN: Number 9, okay. It's the same  
28 concept. Section 30.04(A), which is on page 30.11, this is  
29 the table that lists the permanent signs in residential  
30 districts. We need to revise that to be consistent with the

1 definitions, again, listing "dwelling, detached  
2 single-family," "dwelling, two-family," "dwelling, attached  
3 single-family," and "dwellings, multi-family."

4 And in 30.04(B), which refers to the height of those  
5 permanent signs within those residential districts, same idea,  
6 consistent with the definitions, "dwelling, detached single-  
7 family," "dwelling, two-family," and "dwelling, attached  
8 single-family." So it's --

9 MR. LINGENFELTER: It's not a real --

10 MS. FREEMAN: It's pretty tedious but it is  
11 important that it does match what the definitions are.

12 MR. LINGENFELTER: I am impressed somebody actually  
13 caught those things.

14 MS. FREEMAN: Yeah. And when I --

15 MR. LINGENFELTER: That means they actually read it.

16 MS. FREEMAN: I was, yeah -- No, I think the Lake  
17 County Planning Commission, they did an excellent job. They  
18 were very detailed in their review. Some of the, some of the  
19 items, we didn't feel necessary. If there were any other  
20 questions on their recommendation that I can answer for the  
21 Board, I am happy to address those. But other than that, I am  
22 open for any other questions on what I have recommended or if  
23 there is anything else that the Board has.

24 MR. LINGENFELTER: So then when we, when we read  
25 these, when we vote on these various amendments, then we're  
26 going to make -- we need to make sure that we --

27 CHAIRMAN PETERSON: Put that in there.

28 MR. LINGENFELTER: -- modify these, these  
29 recommendations that were given to us.

30 MR. GERMANO: Right, to include their

1 recommendation.

2 MR. LINGENFELTER: To include the recommendation  
3 from Lake County.

4 MR. SCHINDLER: Plus what she --

5 MR. GERMANO: Well, not just from Lake County, from  
6 Heather.

7 MR. LINGENFELTER: Right, from Heather.

8 MR. GERMANO: The Zoning Inspector.

9 MR. LINGENFELTER: So we've got one, two, three,  
10 four of those to make sure we have those.

11 MS. FREEMAN: Yeah, if you were to agree with what I  
12 was recommending, if you have Amendment Number 1 would have  
13 the modifications to include that and then Amendment Number 5,  
14 6, and Number 9.

15 MR. LINGENFELTER: Right.

16 MR. GERMANO: So recommended -- You probably should  
17 mark that is a memo.

18 MS. FREEMAN: Okay.

19 MR. GERMANO: Date it today.

20 MS. FREEMAN: Okay.

21 MR. GERMANO: So then it would go in the record that  
22 it would be, you know, subject to -- or modifications subject  
23 to her memo --

24 MR. LINGENFELTER: Right.

25 MR. GERMANO: -- of today's date of May 7th.

26 MS. FREEMAN: Okay.

27 MR. GERMANO: So the record would reflect that.

28 MR. LINGENFELTER: Yep.

29 CHAIRMAN PETERSON: Thank you, Heather.

30 As part of tonight's public hearing, we obviously



1 have a public portion. I see no one here to represent the  
2 public. Does anybody want to speak as public on this matter?  
3 Okay. Then I am going to close the public portion and  
4 continuing the public hearing.

5 As Heather mentioned, we have 12 amendments to  
6 discuss. It's probably best if I read these amendments into  
7 the record and we're going to vote individually on these 12  
8 record -- or 12 amendments.

9 So the very First Amendment Number 1, which falls  
10 under Section 5.02(A), Definitions, the first bullet is:

11 Reorganize dwelling definitions so they're grouped  
12 together and revise definitions for the following terms by  
13 removing square footage sizes and density from the unit  
14 definitions and including those elements as needed by  
15 district, and these would be in quotes: "Dwelling,"  
16 "dwelling, attached single-family," "dwelling, multi-family,"  
17 "dwelling, row or townhouse type," "dwelling, detached  
18 single-family," "dwelling, single-family cluster," and  
19 "dwelling, two-family."

20 Bullet Number 2 reads: Delete dwelling types not  
21 permitted in any district, including the following, and these  
22 are in quotes: "Apartment," "multi-family building,"  
23 "efficiency apartment," and "live/work unit."

24 Bullet Number 3: Include new definitions for the  
25 following terms: "Access drive," "expansion," "government and  
26 public use," "project boundary," and "utility trailer."

27 Bullet Number 4: Revise definitions related to the  
28 following terms by separating the definitions of "use" and  
29 "building" from "principal" and "accessory" and reorganize so  
30 they're grouped together, in quotes, "building," "building,

1 accessory," "building, principal," "use," "use, accessory,"  
2 "use, conditional," and "use, principal."

3 And then the last bullet would be to revise the  
4 following terms, in quotes: "Floor area, dwelling unit," --  
5 that's "floor area, comma, dwelling unit," "indoor commercial  
6 recreation," and "tree protection area."

7 So those are the six bullets. And then we would  
8 also include with Heather's recommendation, based on input  
9 from Lake County, the section that says, "Project Area: The  
10 area of tract(s) of land which are included in a proposed  
11 development to meet the minimum standards for a planned  
12 residential development or multi-family development. The term  
13 "project area" shall also mean "development area."

14 So that's the entirety of Amendment Number 1. Any  
15 discussion on that?

16 MR. SCHINDLER: No, Mr. Chairman.

17 CHAIRMAN PETERSON: Do I have a motion to approve  
18 Amendment Number 1, to recommend approval for Amendment  
19 Number 1?

20 MR. McINTOSH: Mr. Chairman, I move that we --

21 MS. FREEMAN: Excuse me. I am sorry to interrupt.  
22 But in order to vote, we have to close the public hearing.

23 CHAIRMAN PETERSON: Close it now?

24 MS. FREEMAN: It's up to the Board.

25 CHAIRMAN PETERSON: Okay.

26 MS. FREEMAN: If you want to discuss more before you  
27 vote --

28 CHAIRMAN PETERSON: Okay. Then before we actually  
29 vote on this, we will close the public hearing.

30 And now to go back to Amendment Number 1, do we

1 recommend approval?

2 MR. McINTOSH: Mr. Chairman, I move that we  
3 recommend approval of Amendment Number 1.

4 CHAIRMAN PETERSON: Do I have a second?

5 MR. GERMANO: Including --

6 MR. McINTOSH: Oh, I am sorry. That's right.

7 Mr. Chairman, I move that we make an amendment or accept  
8 Amendment Number 1 along with the recommendations from staff  
9 for Section 5.02(A) to define "project area."

10 CHAIRMAN PETERSON: Okay. Do I have a second?

11 MR. SCHINDLER: I second.

12 CHAIRMAN PETERSON: Frank. We have a motion and we  
13 have a second.

14 Heather, could you call for a vote, please?

15 MS. FREEMAN: Ms. Germovsek?

16 MS. GERMOVSEK: Yes.

17 MS. FREEMAN: Mr. Schindler?

18 MR. SCHINDLER: Yes.

19 MS. FREEMAN: Mr. Peterson?

20 CHAIRMAN PETERSON: Yes.

21 MS. FREEMAN: Mr. McIntosh?

22 MR. McINTOSH: Yes.

23 MS. FREEMAN: And Mr. Lingenfelter?

24 MR. LINGENFELTER: Yes.

25 CHAIRMAN PETERSON: Okay. So we recommend approval  
26 for Amendment Number 1 as revised.

27 Moving on to Amendment Number 2, Amendment Number 2  
28 is, first, Section 6.01(B) is Agricultural Use Exemption, and  
29 there are two bullets under that.

30 Bullet Number 1: Rename Section 6.01(B) to

1 "agricultural uses," in quotes.

2 And Bullet Number 2: Clarify wording in Section  
3 6.01(B)(2)(c) related to dairying and animals on lots between  
4 one and five acres.

5 And then the second part of this amendment, 6.02(I),  
6 Prohibited Uses, Storage and Collection of Junk Motor  
7 Vehicles, we have two bullets.

8 Revise the reg -- Bullet Number 1: Revise the  
9 regulations related to storing junk motor vehicles on property  
10 in a residential district to require said vehicles to be  
11 parked in a garage if on the property for more than 30 days.

12 And Bullet Number 2: Delete Number 5 related to  
13 exempting licensed vehicles for those -- and those used for  
14 transportation.

15 We have no revised change for this Amendment  
16 Number 2. Any discussion on Amendment Number 2?

17 MS. GERMOVSEK: No.

18 MR. SCHINDLER: Do the junk vehicles take  
19 immediate -- I mean, once this goes into effect, they have so  
20 many days make sure, within the township now, they have to be  
21 put in garages or do we have enforcement? How does that --

22 MS. FREEMAN: Well, so with any junk motor vehicles  
23 right now that are --

24 MR. SCHINDLER: Right.

25 MS. FREEMAN: -- hidden on someone's property would,  
26 unfortunately, be able to remain there because this is a new  
27 regulation.

28 MR. SCHINDLER: So they're grand --

29 MS. FREEMAN: Any new cases that might come about  
30 would have to follow the new regulation. But I could get

1 further clarification from legal on that.

2 MR. SCHINDLER: I know we have several areas in the  
3 township that have been eyesores for years, and we put these  
4 regulations in there for a reason and now these people are  
5 still going to get away with it. That's --

6 MR. GERMANO: No, that junk vehicles is not going to  
7 be grandfathered in.

8 MS. FREEMAN: No?

9 MR. GERMANO: It will be subject to this.

10 MR. SCHINDLER: So it will be.

11 MS. FREEMAN: Okay, okay. Thank you.

12 MR. SCHINDLER: Thank you.

13 CHAIRMAN PETERSON: Any other discussion? Do I have  
14 a motion to recommend approval for Amendment Number 2?

15 MS. GERMOVSEK: Mr. Chairman, I motion we recommend  
16 approval of Amendment Number 2.

17 CHAIRMAN PETERSON: As written, I think, no  
18 revisions.

19 MR. GERMANO: As submitted.

20 MS. GERMOVSEK: Right. There is no staff proposed  
21 modifications.

22 CHAIRMAN PETERSON: Thank you. Do I have a second?

23 MR. McINTOSH: Second.

24 CHAIRMAN PETERSON: Okay. Thank you, Morgan.  
25 Heather, could you call for a vote, please.

26 MS. FREEMAN: Mr. McIntosh?

27 MR. McINTOSH: Yes.

28 MS. FREEMAN: Mr. Peterson?

29 CHAIRMAN PETERSON: Yes.

30 MS. FREEMAN: Mr. Schindler?

1 MR. SCHINDLER: Yes.

2 MS. FREEMAN: Ms. Germovsek?

3 MS. GERMOVSEK: Yes.

4 MS. FREEMAN: Mr. Lingenfelter?

5 MR. LINGENFELTER: Yes.

6 CHAIRMAN PETERSON: Okay. Amendment Number 2 has  
7 been recommended for approval.

8 Moving on to Amendment Number 3, 11.01, Zoning  
9 Permit Required, and the bullet on this one -- and it only has  
10 one -- is clarification that new tenants in non-residential  
11 buildings and/or units within buildings are required to obtain  
12 a zoning permit.

13 Any discussion on that? No discussion? Do I have a  
14 motion to recommend approval for Amendment Number 3?

15 MR. McINTOSH: Mr. Chairman, I move that we approve  
16 Amendment Number 3 as written.

17 CHAIRMAN PETERSON: Thank you. Do I have a second?

18 MR. SCHINDLER: I second.

19 CHAIRMAN PETERSON: Thank you, Frank.  
20 Heather, a vote.

21 MS. FREEMAN: Mr. Lingenfelter?

22 MR. LINGENFELTER: Yes.

23 MS. FREEMAN: Mr. McIntosh?

24 MR. McINTOSH: Yes.

25 MS. FREEMAN: Mr. Peterson?

26 CHAIRMAN PETERSON: Yes.

27 MS. FREEMAN: Mr. Schindler?

28 MR. SCHINDLER: Yes.

29 MS. FREEMAN: And Ms. Germovsek?

30 MS. GERMOVSEK: Yes.

1 CHAIRMAN PETERSON: Okay. Amendment Number 3 is  
2 also recommended for approval.

3 Amendment Number 4.

4 MR. LINGENFELTER: Mr. Chairman, I make a motion  
5 that we accept Amendment Number 4 as submitted.

6 CHAIRMAN PETERSON: As submitted, okay.

7 MS. GERMOVSEK: I second.

8 CHAIRMAN PETERSON: Do I have any discussion on  
9 that? Okay.

10 MS. FREEMAN: Mr. Schindler?

11 MR. SCHINDLER: Yes.

12 MS. FREEMAN: Ms. Germovsek?

13 MS. GERMOVSEK: Yes.

14 MS. FREEMAN: Mr. Peterson.

15 CHAIRMAN PETERSON: Yes.

16 MS. FREEMAN: Mr. McIntosh?

17 MR. McINTOSH: Yes.

18 MS. FREEMAN: And Mr. Lingenfelter?

19 MR. LINGENFELTER: Yes.

20 CHAIRMAN PETERSON: Okay. Amendment Number 4 is  
21 recommend for approval.

22 Amendment Number 5, and this is Section 15 and we do  
23 have a recommended amendment or change that Heather has made  
24 for that, which is, revise the table to be consistent with  
25 definitions, "dwelling, detached family -- single-family,"  
26 "dwelling, single-family cluster," and "dwelling, two-family"  
27 and "dwelling, multi-family." That's in addition to the  
28 paragraphs that we have before us.

29 MR. LINGENFELTER: Yes. Mr. Chairman, I make a  
30 motion that we accept Amendment Number 5 with the

1 modifications submitted on the -- on our staff's  
2 recommendation.

3 CHAIRMAN PETERSON: Okay. Do I have a second on  
4 that?

5 MR. McINTOSH: Second.

6 CHAIRMAN PETERSON: Thank you, Morgan.  
7 Heather.

8 MS. FREEMAN: Ms. Germovsek?

9 MS. GERMOVSEK: Yes.

10 MS. FREEMAN: Mr. Schindler?

11 MR. SCHINDLER: Yes.

12 MS. FREEMAN: Mr. Peterson?

13 CHAIRMAN PETERSON: Yes.

14 MS. FREEMAN: Mr. McIntosh?

15 MR. McINTOSH: Yes.

16 MS. FREEMAN: And Mr. Lingenfelter?

17 MR. LINGENFELTER: Yes.

18 CHAIRMAN PETERSON: Okay. Amendment Number 5 is  
19 recommended for approval with modification listed.

20 Moving to Amendment Number 6, which is Section 16,  
21 we have one recommended amendment that Heather has given us  
22 and that is Appendix A and B, revise the tables to be  
23 consistent with definitions, "dwelling, detached single-  
24 family" or "dwelling, single-family cluster," "dwelling,  
25 attached single-family," and "dwelling, two-family."

26 MR. LINGENFELTER: Mr. Chairman, I make a motion  
27 that we accept Amendment Number 6 as submitted with the  
28 modification that was presented in the staff's proposed memo,  
29 modifications in the memo.

30 CHAIRMAN PETERSON: Do I have a second on that?



1 MR. McINTOSH: Second.

2 CHAIRMAN PETERSON: Okay. We have a second.

3 MS. FREEMAN: Mr. McIntosh?

4 MR. McINTOSH: Yes.

5 MS. FREEMAN: Mr. Lingenfelter?

6 MR. LINGENFELTER: Yes.

7 MS. FREEMAN: Mr. Schindler?

8 MR. SCHINDLER: Yes.

9 MS. FREEMAN: Ms. Germovsek?

10 MS. GERMOVSEK: Yes.

11 MS. FREEMAN: And Mr. Peterson?

12 CHAIRMAN PETERSON: Yes.

13 Amendment Number 6 is thereby recommended for

14 approval with modification listed.

15 Moving to Amendment Number 7, we have no recommended

16 change to Number 7. Is there any discussion on Number 7?

17 Do I have a motion to recommend approval of

18 Number 7?

19 MR. LINGENFELTER: Mr. Chairman, I make a motion

20 that we accept Amendment Number 7 as submitted.

21 CHAIRMAN PETERSON: Is there a second?

22 MR. McINTOSH: Second.

23 CHAIRMAN PETERSON: Thank you. Number 7.

24 MS. FREEMAN: Mr. Schindler?

25 MR. SCHINDLER: Yes.

26 MS. FREEMAN: Mr. McIntosh?

27 MR. McINTOSH: Yes.

28 MS. FREEMAN: Mr. Lingenfelter?

29 MR. LINGENFELTER: Yes.

30 MS. FREEMAN: Ms. Germovsek?

1 MS. GERMOVSEK: Yes.

2 MS. FREEMAN: And Mr. Peterson?

3 CHAIRMAN PETERSON: Yes.

4 So we've recommended approval for Amendment Number 7  
5 as written.

6 Moving on to Amendment Number 8, which is  
7 Section 29, we have no recommended modifications to what we  
8 have before us. Any discussion?

9 Do I have a motion to approve Amendment Number 8 as  
10 listed?

11 MR. McINTOSH: Mr. Chairman, I move to accept  
12 Amendment Number 8 as proposed.

13 CHAIRMAN PETERSON: Second? Do we have a second?

14 MR. LINGENFELTER: I will second.

15 MS. FREEMAN: Mr. Schindler?

16 MR. SCHINDLER: Yes.

17 MS. FREEMAN: Mr. Peterson?

18 CHAIRMAN PETERSON: Yes.

19 MS. FREEMAN: Mr. McIntosh?

20 MR. McINTOSH: Yes.

21 MS. FREEMAN: Mr. Lingenfelter?

22 MR. LINGENFELTER: Yes.

23 MS. FREEMAN: Ms. Germovsek?

24 MS. GERMOVSEK: Yes.

25 CHAIRMAN PETERSON: Okay. Amendment Number 8 is  
26 recommended for approval.

27 Moving to Amendment Number 9, and this is  
28 Section 30, we have two recommended modifications and they  
29 would be, in Section 30.04, revise the table to be consistent  
30 with definitions, "dwelling, detached single-family,"

1 "dwelling, two-family," and "dwelling, attached single-  
2 family," also, "dwellings, multi-family."

3 And the second modification proposed would be  
4 Section 30.04(B), revise table to be consistent with  
5 definitions, "dwelling, detached single-family," "dwelling,  
6 two-family," and "dwelling, attached single-family."

7 Any discussion on Number 9? Do I have a motion to  
8 recommend approval for Number 9 with modification?

9 MR. LINGENFELTER: Mr. Chairman, I make a motion  
10 that we accept Amendment Number 9 as submitted with the  
11 proposed modification from the staff memo.

12 CHAIRMAN PETERSON: Thank you. Second?

13 MR. McINTOSH: Second.

14 CHAIRMAN PETERSON: Okay.

15 MS. FREEMAN: Mr. Schindler?

16 MR. SCHINDLER: Yes.

17 MS. FREEMAN: Mr. Lingenfelter?

18 MR. LINGENFELTER: Yes.

19 MS. FREEMAN: Ms. Germovsek?

20 MS. GERMOVSEK: Yes.

21 MS. FREEMAN: Mr. McIntosh?

22 MR. McINTOSH: Yes.

23 MS. FREEMAN: And Mr. Peterson?

24 CHAIRMAN PETERSON: Yes.

25 Moving -- Then Number 9 is, Amendment Number 9 is  
26 recommended for approval.

27 Moving to Number 10, we have no recommended  
28 modifications to what we have before us. Is there any  
29 discussion on Amendment 10?

30 Okay. Do I have a motion to approve -- recommend

1 approval for Amendment Number 10?

2 MS. GERMOVSEK: Mr. Chairman, I motion that we  
3 recommend approval as -- for Number 10 as listed on the  
4 agenda.

5 CHAIRMAN PETERSON: Do I have a second?

6 MR. LINGENFELTER: I'll second.

7 CHAIRMAN PETERSON: Okay. Thank you.

8 MS. FREEMAN: Mr. McIntosh?

9 MR. McINTOSH: Yes.

10 MS. FREEMAN: Mr. Lingenfelter?

11 MR. LINGENFELTER: Yes.

12 MS. FREEMAN: Mr. Schindler?

13 MR. SCHINDLER: Yes.

14 MS. FREEMAN: Ms. Germovsek?

15 MS. GERMOVSEK: Yes.

16 MS. FREEMAN: And Mr. Peterson?

17 CHAIRMAN PETERSON: Yes.

18 Amendment Number 10 is recommended for approval as  
19 written.

20 Amendment Number 11, is there any discussion on  
21 Number 11? We have no modifications to that one.

22 Do I have a motion to approve Amendment Number 11 or  
23 recommend approval for Number 11 as written?

24 MR. McINTOSH: Mr. Chairman, I move that we approve  
25 Amendment Number 11 as proposed.

26 CHAIRMAN PETERSON: Do I have a second?

27 MR. LINGENFELTER: I'll second.

28 CHAIRMAN PETERSON: Thank you.

29 MS. FREEMAN: Mr. McIntosh?

30 MR. McINTOSH: Yes.

1 MS. FREEMAN: Mr. Lingenfelter?

2 MR. LINGENFELTER: Yes.

3 MS. FREEMAN: Mr. Schindler?

4 MR. SCHINDLER: Yes.

5 MS. FREEMAN: Ms. Germovsek?

6 MS. GERMOVSEK: Yes.

7 MS. FREEMAN: And Mr. Peterson?

8 CHAIRMAN PETERSON: Yes. Amendment Number 11 is  
9 recommended for approval as written.

10 And then, finally, the last one we have here,  
11 Amendment Number 12, we have no recommended modifications.  
12 Any discussion on Number 12?

13 Do I have a motion to recommend approval for  
14 Amendment Number 12 as written?

15 MR. LINGENFELTER: Mr. Chairman, I make a motion  
16 that we accept Amendment Number 12 as submitted.

17 CHAIRMAN PETERSON: Do I have a second?

18 MR. McINTOSH: Second.

19 CHAIRMAN PETERSON: Thank you.

20 MS. FREEMAN: Mr. Schindler?

21 MR. SCHINDLER: Yes.

22 MS. FREEMAN: Ms. Germovsek?

23 MS. GERMOVSEK: Yes.

24 MS. FREEMAN: Mr. Lingenfelter?

25 MR. LINGENFELTER: Yes.

26 MS. FREEMAN: Mr. McIntosh?

27 MR. McINTOSH: Yes.

28 MS. FREEMAN: And Mr. Peterson?

29 CHAIRMAN PETERSON: Yes.

30 Okay. Amendment Number 12 is also recommended for

1 approval. And that concludes the review of the 12 amendments  
2 that we are discussing tonight.

3 So moving on in the agenda, we have before us the  
4 minutes from the April 2, 2019, meeting. Do I have a motion  
5 to approve those minutes?

6 MR. LINGENFELTER: Mr. Chairman, I make a motion  
7 that we accept the minutes as submitted.

8 CHAIRMAN PETERSON: Second?

9 MR. McINTOSH: Second.

10 CHAIRMAN PETERSON: All in favor of approving the  
11 minutes as submitted?

12 MR. SCHINDLER: Abstain. I wasn't here.

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

14 CHAIRMAN PETERSON: Frank abstains, okay. Thank  
15 you.

16 MR. LINGENFELTER: Thank God Hiram was here. You  
17 left us twisting in the wind there, Frank.

18 MR. SCHINDLER: Sorry about that.

19 CHAIRMAN PETERSON: Correspondence report by Zoning  
20 Commission members. Morgan, anything?

21 MR. McINTOSH: No.

22 CHAIRMAN PETERSON: Sue?

23 MS. GERMOVSEK: Nothing.

24 CHAIRMAN PETERSON: Andy?

25 MR. LINGENFELTER: No.

26 CHAIRMAN PETERSON: Frank?

27 MR. SCHINDLER: The only thing I've had,  
28 Mr. Chairman, is a couple phone calls wanting our members to  
29 know when the road is going to be finished. Our development  
30 is going through a process of resurfacing. I've been getting

1 calls. They want to know when it's going to be done. That's  
2 the only correspondence I've had.

3 CHAIRMAN PETERSON: Okay. I had one call from a  
4 concerned condo association concerning a fence problem up on  
5 Little Mountain. Heather was also given a call on that. She  
6 actually went out and handled that situation, so I believe  
7 that's taken care of.

8 MS. FREEMAN: I believe so. I haven't heard  
9 anything else.

10 CHAIRMAN PETERSON: Very good. So that's the only  
11 thing I had was the one call.

12 We have a portion here for an audience participation  
13 but we have no audience, other than the members of the various  
14 positions. So does anybody want to speak? Nothing, okay.

15 MR. LINGENFELTER: Now's your chance.

16 CHAIRMAN PETERSON: Is there any other discussion  
17 tonight?

18 Okay. Our next meeting is scheduled for June 4,  
19 2019.

20 MR. LINGENFELTER: Wow, June already, holy smokes.  
21 It's half over, geez.

22 CHAIRMAN PETERSON: Okay. And with that then, I  
23 will adjourn the meeting.

24 (Whereupon, the meeting was adjourned at 7:30 p.m.)  
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STATE OF OHIO )  
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COUNTY OF CUYAHOGA )

CERTIFICATE

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 28th day of May 2019.

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