

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

June 4, 2019
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Susan Germovsek, Vice Chair
Morgan McIntosh, Member
Frank Schindler, Member
Hiram Reppert, Alternate Member

Also Present:

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

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

1 7:00 p.m.

2 VICE CHAIR GERMOVSEK: Good evening, and welcome to
3 the Concord Township Zoning Commission meeting for Tuesday,
4 June 4, 2019. Our first item on our agenda is the Site Plan
5 Review Application Number 38, Mr. John DiMichele, on behalf of
6 7505 RAV LLC, and he is requesting site plan review approval
7 for the proposed auto collision repair center located at
8 7505 Ravenna Road.

9 Is the applicant here this evening?

10 MR. DiMICHELE: Yes.

11 VICE CHAIR GERMOVSEK: Do you want to step up and
12 state your name and address?

13 MR. DiMICHELE: John DiMichele, home address is
14 10568 Ridgewater Drive, Concord.

15 VICE CHAIR GERMOVSEK: Thank you. Did you want to
16 go over your application for us?

17 MR. DiMICHELE: I put in an application to build an
18 auto body collision facility on 7505 Ravenna. That's
19 probably, I guess, about it.

20 VICE CHAIR GERMOVSEK: Okay. Well, there were some
21 staff recommendations.

22 MR. DiMICHELE: Yes.

23 VICE CHAIR GERMOVSEK: Okay. And I want to go over
24 those.

25 MR. DiMICHELE: Oh, absolutely.

26 VICE CHAIR GERMOVSEK: Okay. Staff has provided us
27 with -- there's four conditions and I would like to read over
28 those. We will do them one at a time.

29 MR. DiMICHELE: Yeah.

30 VICE CHAIR GERMOVSEK: Okay. So the first one is

1 the light poles and wall-mounted lighting shall not exceed 14
2 feet in height.

3 MR. DiMICHELE: Correct.

4 VICE CHAIR GERMOVSEK: Can you provide any details
5 to be in compliance?

6 MR. DiMICHELE: Yeah, they definitely won't be any
7 higher than 14 feet because that's what you guys needed, you
8 know, so the light didn't shine in the neighbors' yards and
9 stuff like that. I will definitely keep them under 14 feet or
10 whichever. If there's a specific height that you need them
11 at, we are more than welcome to put them at, you know, any
12 height that is required.

13 VICE CHAIR GERMOVSEK: Well, I guess the
14 recommendation is that they won't exceed the 14 feet.

15 MR. DiMICHELE: Yeah, that's -- yeah.

16 VICE CHAIR GERMOVSEK: Okay. Then Number 2, revise
17 the data block to reflect the total gross square footage to be
18 15,450 square feet rather than the 14,200 square feet.

19 MR. DiMICHELE: Okay. Yeah, we can change that to
20 be accurate with the offices and then the shop area space.

21 VICE CHAIR GERMOVSEK: Okay. Number 3 is revise the
22 landscape plan to show that the dumpster enclosure will be an
23 8 foot high vinyl fence with gates as indicated on the civil
24 drawings.

25 MR. DiMICHELE: Correct. Yes, that's --

26 VICE CHAIR GERMOVSEK: Not a problem.

27 MR. DiMICHELE: That's not a problem.

28 VICE CHAIR GERMOVSEK: Okay. Number 4 was all the
29 mechanical appurtenances on the rooftop and all visible
30 equipment mounted on the side of the building shall be

1 shielded from public view and adjoining developments. The
2 shielding shall be integrated into the architecture of the
3 building in terms of massing, materials, and details. The
4 shielding for the mechanical appurtenances on the roof shall
5 be part of the roof form. The building design does not
6 indicate this will be complied with, unless there will be none
7 on the rooftop.

8 MR. DiMICHELE: As of this, yeah, as of this time,
9 there isn't going to be anything on the rooftop. We were
10 putting them on the side of the building that you see
11 condensers. I'm assuming that's what they were referring to.
12 And that shows it in -- On the landscape plan, if you look at
13 the left of the building in the corner, two white squares is
14 what they have designated for the AC condensers.

15 MR. REPERT: Last sheet, all the way, all the way
16 in the back.

17 VICE CHAIR GERMOVSEK: This?

18 MR. DiMICHELE: Yes, I think it's the --

19 VICE CHAIR GERMOVSEK: Sorry.

20 MR. DiMICHELE: No, you're good.

21 VICE CHAIR GERMOVSEK: The paper is sticking.

22 MR. REPERT: Here, there, that's where the
23 condensers are, nothing on the rooftop.

24 MR. DiMICHELE: They have the bushes surrounding
25 them. If that's not sufficient or --

26 VICE CHAIR GERMOVSEK: Oh, okay.

27 MR. REPERT: Oh, here is a blowup.

28 VICE CHAIR GERMOVSEK: So is the landscaping good
29 enough?

30 MS. FREEMAN: Yeah, the landscaping that's proposed

1 around the air conditioning units is adequate. The question
2 was whether or not there was going to be anything else that
3 might have been --

4 MR. DiMICHELE: Oh, no.

5 MS. FREEMAN: Because the way that the roof design
6 is doesn't really provide any parapets or anything that can
7 look to be shielding anything.

8 MR. DiMICHELE: Yeah, on the roof, no, there isn't
9 anything on the roof at this point.

10 VICE CHAIR GERMOVSEK: Is there any questions of the
11 Board?

12 MR. McINTOSH: What's the timeline for the project?
13 If you get approval, this goes through, when do you look to
14 start and when do you think it will be completed?

15 MR. DiMICHELE: Oh, start as soon as possible. We
16 will go to Lake County and get, you know, the necessary
17 permits from them. Completion, I'm hoping four months at the
18 most.

19 MR. McINTOSH: Four months.

20 MR. DiMICHELE: I'm hoping four months ago maybe.

21 MR. McINTOSH: Gotcha. And I saw in your
22 application you provided some information that you have other
23 locations or you have auto body --

24 MR. DiMICHELE: I am temporarily working out of a
25 place in Eastlake.

26 MR. McINTOSH: I am sorry. What?

27 MR. DiMICHELE: In Eastlake.

28 MR. McINTOSH: Okay. So you are moving from
29 Eastlake to Concord?

30 MR. DiMICHELE: Yeah. We, yeah, originally it was

1 different plans of the building that was originally on the
2 site. We were going to try to work out of there but it didn't
3 really work out the way we were going to, so we had to rent
4 the place in Eastlake temporarily until we could get some
5 money.

6 MR. McINTOSH: Oh, gotcha. So this would be your
7 only location?

8 MR. DiMICHELE: This would be the only location,
9 correct.

10 MR. McINTOSH: Okay.

11 MR. REPERT: I see a number of comments from other
12 departments. Do we include that in our comments or is that
13 resolved outside?

14 MS. FREEMAN: Those, the other comments, for
15 example, like from the Health Department and Lake County Soil
16 and Water Management, Mr. DiMichele will have to work directly
17 with those agencies to confirm compliance. We submit this to
18 them at the early stages to get preliminary feedback. That
19 way, it doesn't come as a surprise --

20 MR. REPERT: Any surprise.

21 MS. FREEMAN: -- to the applicant. So they will
22 submit their final improvement plans to Lake County and get
23 their blessing.

24 MR. REPERT: I guess the comment with respect to
25 the condensers outside, it looks like the bushes and the
26 building are relatively close by and you know you have to give
27 them a lot of room to get all the air circulation.

28 MR. DiMICHELE: Oh, yeah.

29 MR. REPERT: So just talk to the landscape guy and
30 say you might have to push the bushes out a little bit.

1 MR. DiMICHELE: Make enough room, yeah, for air
2 flow, correct.

3 MR. REPERT: So that's all. Other than that, I
4 have nothing else.

5 VICE CHAIR GERMOVSEK: Frank, anything?

6 MR. SCHINDLER: No, other than he agrees he is going
7 to comply with everything that's on this with all the other
8 agencies, I would assume. That would be my only concern. So
9 I would assume that getting your permit, all these other
10 comments that are here from the other agencies you would have
11 to comply with.

12 MR. DiMICHELE: Correct.

13 MR. SCHINDLER: Right.

14 MR. DiMICHELE: Yeah.

15 MR. SCHINDLER: Or else you don't get your permit.

16 MR. REPERT: Or else we don't get a permit, yeah.

17 VICE CHAIR GERMOVSEK: Do we need to go over those
18 comments?

19 MR. SCHINDLER: I do not think so.

20 MS. FREEMAN: I don't think you need to.

21 MR. McINTOSH: It just, it looks like a pretty
22 sizeable facility you've got. I see quite a bit of offices
23 and pretty sizeable -- a lot of office space and showroom.

24 MR. DiMICHELE: Yeah.

25 MR. McINTOSH: It looks like a nice upgrade to the
26 property that's there now.

27 MR. REPERT: That's right.

28 MR. DiMICHELE: Well, yeah, what was there, is there
29 now. Yeah, we're trying to make it nice, you know, for the
30 community. Hopefully, it will be attractive for everybody to

1 look at driving by. We're trying to go for the dealership
2 theme, you know, that it looks --

3 MR. McINTOSH: What do you -- I saw you had an auto
4 showroom. What do you just kind of -- What were you using the
5 showroom for?

6 MR. DiMICHELE: We all have our toys, I guess, if
7 you want to say, that we'll, you know, every so often, every
8 couple months, whatever, you know, showcase cars in there. I
9 was even thinking about maybe, possibly, putting a wrecked car
10 in there but I don't know about if that's legal with zoning.
11 I don't know. I don't want to have to go anywhere near that
12 if it is. But just, you know, stuff like that for display for
13 customers to look at while they're waiting and stuff like
14 that.

15 MR. REPERT: Put a before and after.

16 MR. DiMICHELE: Yeah.

17 VICE CHAIR GERMOVSEK: How many employees do you
18 think you will have?

19 MR. DiMICHELE: Well, in the beginning, there is
20 just going to be two of us but we're probably going to work up
21 to five. So the place is, I mean, it's big because there, you
22 know, cars aren't small and the paint booths and everything
23 is, you know, is rather large for everything to move around
24 freely. It's tight, you know. It's hard to move in between,
25 you know, cars and stuff like that. We have to have doors,
26 you know, wide open when they're working on them and be able
27 to walk around them and stuff. So --

28 MR. SCHINDLER: What would be your working hours,
29 operating hours? Are you going to be working on weekends?

30 MR. DiMICHELE: No, try not to, not unless it's a

1 big demand that someone needs their car to go on vacation or
2 something like that. But, yeah, usually it's just, you know,
3 Monday through Friday.

4 MR. SCHINDLER: Five days a week, Saturday and
5 Sunday you will be closed?

6 MR. DiMICHELE: Yeah.

7 MR. SCHINDLER: I am only concerned because if there
8 is surrounding neighbors, they worry about noise.

9 MR. DiMICHELE: Oh, yeah. Well, I guess the
10 neighbors to the right of me is an electrical company, so
11 they're, I am assuming, they're not there.

12 MR. SCHINDLER: Right.

13 MR. DiMICHELE: And the other place is just
14 landscape storage. It looks like they just have a bunch of
15 equipment there. There really isn't any houses right there.

16 VICE CHAIR GERMOVSEK: All right. Do I have a
17 motion to conditionally approve the Site Plan Review
18 Application Number 38 with the four conditions as recommended
19 by staff?

20 MR. McINTOSH: Mrs. Chairman, I recommend that we
21 conditionally approve, as per the staff recommendations,
22 Application Number 38 for approval.

23 VICE CHAIR GERMOVSEK: Second?

24 MR. SCHINDLER: I second.

25 VICE CHAIR GERMOVSEK: Frank seconds. All in favor?

26 MR. McINTOSH: Voice vote?

27 MS. FREEMAN: I can do a roll call unless you guys
28 want to --

29 MR. McINTOSH: Yep.

30 VICE CHAIR GERMOVSEK: You will do roll call?

1 MS. FREEMAN: Sure, I can do a roll call.
2 Mr. Schindler?
3 MR. SCHINDLER: Yes.
4 MS. FREEMAN: Mr. Germovsek?
5 VICE CHAIR GERMOVSEK: Yes.
6 MS. FREEMAN: Mr. McIntosh?
7 MR. McINTOSH: Yes.
8 MS. FREEMAN: And Mr. Reppert?
9 MR. REPERT: Yes.
10 MS. FREEMAN: Your application has been
11 conditionally approved.
12 MR. DiMICHELE: Okay. Thank you.
13 VICE CHAIR GERMOVSEK: Thank you.
14 Okay. Next on our agenda is the approval of the
15 minutes of the May 7, 2019, meeting. Is there a motion to
16 approve?
17 MR. McINTOSH: Mrs. Chairman, I approve or vote --
18 or move that we approve the minutes from the May 7th meeting.
19 VICE CHAIR GERMOVSEK: Second?
20 MR. SCHINDLER: I second.
21 VICE CHAIR GERMOVSEK: All in favor?
22 (Three aye votes, no nay votes, one abstention.)
23 MR. REPERT: I'll abstain. I wasn't there.
24 VICE CHAIR GERMOVSEK: Okay. The motion carries.
25 Has there been any correspondence this month?
26 Morgan?
27 MR. McINTOSH: I have had no zoning correspondence
28 this month.
29 VICE CHAIR GERMOVSEK: No zoning, okay.
30 Hiram?

1 MR. REPPERT: None.

2 VICE CHAIR GERMOVSEK: None.

3 Frank?

4 MR. SCHINDLER: Just a couple phone calls thanking
5 the Road Department for doing a good job getting our street
6 done.

7 MR. REPPERT: Oh, that's good.

8 VICE CHAIR GERMOVSEK: That's nice. Thank yous are
9 always nice.

10 MR. SCHINDLER: So my kudos to the Road Department,
11 yes.

12 VICE CHAIR GERMOVSEK: All right.

13 MR. REPPERT: Anything for you?

14 VICE CHAIR GERMOVSEK: No, none for me. Thanks for
15 asking.

16 All right. Next on our agenda is the audience
17 participation. Is there anyone in the audience that would
18 like to participate? All right. No one is in the audience.
19 We will let the record stand for that.

20 Our next scheduled Zoning Commission meeting will be
21 on June 2nd. This meeting is adjourned.

22 (Whereupon, the meeting was adjourned at 7:13 p.m.)

23

24

25

26

27

28

29

30

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

STATE OF OHIO)
)
COUNTY OF CUYAHOGA)

CERTIFICATE

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

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

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 27th day of June 2019.

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023