

CONCORD TOWNSHIP ZONING COMMISSION
LAKE COUNTY, OHIO
REGULAR MEETING

Concord Town Hall
7229 Ravenna Road
Concord, Ohio 44077

August 6, 2019
7:00 p.m.

TRANSCRIPT OF PROCEEDINGS

Zoning Commission members present:

Richard Peterson, Chairman
Sue Germovsek, Vice Chair
Morgan McIntosh, Member
Frank Schindler, Member
Hiram Reppert, Alternate Member

Also Present:

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

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

1 7:06 p.m.

2 CHAIRMAN PETERSON: Good evening. I'm calling to
3 order the Concord Township Zoning Commission meeting for
4 Tuesday, August 6th, 2019. And tonight we have seven items on
5 our agenda, the first of which is probably the most important
6 for tonight. It's a public hearing for Zoning Amendment
7 Application 0719-1 by the Auburn Career Center. And just to
8 read this, it's requesting a Zoning Map amendment on a portion
9 of land currently known as Permanent Parcel
10 08-A-021-0-00-051-0, whose address is 8159 Auburn, as further
11 described in Exhibit A, and being about .947 acres of land,
12 from the current zoning district of Gateway Business, changing
13 it to R-1 Residential District.

14 Before I open the public hearing, I'd like to read
15 into the record a letter received from the Lake County
16 Planning and Community Development Commission to Heather
17 Freeman. And it basically says, "Dear Ms. FREEMAN: The Lake
18 County Planning Commission took under consideration the
19 above-mentioned zoning district changes at their regularly
20 scheduled meeting on Tuesday, July 30, 2019. The Lake County
21 Planning Commission recommended that the district amendment be
22 approved with no additional recommendations. We are available
23 to help with any aspect of this recommendation. If you have
24 any questions, feel free to call Dave Radachy, Director, or
25 Joseph Rose, Planner." And it's signed by Dave Radachy, the
26 secretary.

27 So with that, I'd like to open the public hearing.
28 And in doing so, I guess Auburn is represented here. Would
29 you like to step up to the mike and give us your name and
30 address for the record and kind of discuss your position on

1 this.

2 MR. SLAVKOVSKY: Sure. Did you want my home address
3 or Auburn's address?

4 CHAIRMAN PETERSON: Auburn's is fine.

5 MR. SLAVKOVSKY: Okay. That's what I figured. I am
6 Jeffrey Slavkovsky. I am the executive director of career
7 technical education at Auburn Career Center, 8140 Auburn Road.

8 We are respectfully requesting that this be
9 considered because we did receive the block grant from the
10 Community Development Office that was received there. We've
11 heard from Commissioner Young about his support of the
12 project.

13 Basically, in order to fulfill the long-term vision
14 that we have for this, for this building to eventually, over a
15 couple of years, turn this into a public safety training
16 facility, we do need the property that it sits on rezoned
17 from, as described by Mr. Peterson, Gateway Business to R-1
18 Residential so it can be -- so an educational facility can be
19 housed on the property.

20 So the monies that we received from the community
21 block grant was the sum of \$35,000 and it is to help us clean
22 up the blightiness of that property because it's pretty
23 rundown. It needs some structural assistance. It needs a
24 good facelift. It needs to be cleared of brush and overgrowth
25 and, you know, put a nice drive in there, put a fence up so
26 that, you know, we're not disturbing the neighbors. And,
27 frankly, we're being good neighbors by fixing that place up.
28 You know, we don't have any money earmarked otherwise to do
29 so. We were, we were glad that the commissioners and the
30 Community Development Office saw that there was some value to

1 it.

2 After that, we are -- We already have \$10,000 from
3 Lubrizol. Their foundation gifted us that to just basically
4 get the pot of money started. And they've always said, you
5 know, once you start reaching out to others and get close to
6 raising the 250 some thousand dollars that it will take to
7 make this a state-of-art facility, come back to us. This is
8 just to get the ball rolling. So Lubrizol, you know, they
9 have their own firefighting force. They see the value in
10 this.

11 I have talked to the chief at Mentor a couple weeks
12 ago. He was lauding the idea. He says, we have to send
13 people to Canton, we have to send people to Bowling Green, we
14 have to send people to Mahoning Valley to get this training
15 and, here, it could be right in our back yard and save our own
16 forces, our regional forces the time and money that they could
17 being putting to good use somewhere else.

18 You know, Auburn has a public safety program right
19 now for our adult workforce education programs. It's highly
20 regarded. There is huge success rates for all of our students
21 in firefighting, in paramedic, in EMT. And even we, with the
22 programs that we have which are so good, have to go to other
23 places to fulfill all of the training. So it would be a
24 benefit to our programs but, also, it would be a benefit to
25 the region for the local forces that it would serve, too.

26 CHAIRMAN PETERSON: Okay. Jeff, I notice you, on
27 the map, you only have one neighbor, it looks like, next to
28 this piece of property.

29 MR. SLAVKOVSKY: That's right.

30 CHAIRMAN PETERSON: Would this have any impact on

1 that neighbor?

2 MR. SLAVKOVSKY: I don't think it would have any
3 impact on them. And part of the reason that we do want to
4 build a 6 foot privacy fence is to kind of put a buffer
5 between the training facility and what happens next door. We
6 wouldn't be, we wouldn't be training at night, you know, past,
7 past 6:00, 7:00, you know. It's not like we're going to be in
8 there at midnight tearing holes in walls and, you know,
9 cutting, cutting the roofs out of sections to simulate those
10 things. We do trainings, you know, during the week in the
11 early evening, at the latest, and on Saturdays. I don't think
12 it would have an adverse impact on them whatsoever but I think
13 that buffer would help a little bit with sight line. It would
14 help with maybe some of the sound.

15 CHAIRMAN PETERSON: Okay. Questions on the panel?

16 MR. SCHINDLER: When you say "sound," what kind
17 of -- I mean, will they be hearing sirens and stuff going off
18 during this training?

19 MR. SLAVKOVSKY: They do, they do play the siren but
20 not often. I mean, they have to learn how to do all the
21 controls inside of the fire truck that we own and stuff like
22 that.

23 MR. SCHINDLER: All right.

24 MR. SLAVKOVSKY: So, no, it's not like there's going
25 to be a fire siren going all the time but, every once in a
26 while, they've got to blip it on and flash the flashers and
27 stuff like that but that's a very minor, small piece of our
28 training. I mean, a lot of it's in the classroom going over
29 the theory and the learning that way and then applying it in
30 the training facility.

1 So when I say, you know, there might be some noise,
2 I mean, you might hear people. You might hear a saw every now
3 and then when they have to, you know, simulate cutting into
4 the roof and venting it. But, again, these are limited times
5 when the training is taking place and that wouldn't happen all
6 the time. I mean, that's one component of a curriculum that
7 takes almost a year to complete. So there might be one hour
8 where a saw is going.

9 MR. SCHINDLER: What's the latest in the -- during
10 the day you would perform training and cut it off?

11 MR. SLAVKOVSKY: So we have classes that run until
12 9:00.

13 MR. SCHINDLER: At night?

14 MR. SLAVKOVSKY: At night. So they go from 5:00
15 until 9:00. But, you know, any of, if it's dark outside, any
16 of that -- most of it's in the classroom.

17 MR. SCHINDLER: Okay.

18 MR. SLAVKOVSKY: I mean, any of those special, any
19 of those special simulations usually occur on a Saturday
20 because they need a bigger chunk of time to do it.

21 MR. SCHINDLER: I know the state requires from dusk
22 to dawn you can't make noise.

23 MR. SLAVKOVSKY: Sure.

24 MR. SCHINDLER: So I would assume that that would
25 apply to you guys, too.

26 MR. SLAVKOVSKY: I would imagine it would, yes,
27 absolutely. Like I said, we're going to be good neighbors.
28 We want to fix that place up and be good neighbors that way
29 and we want to provide a service for, you know, Concord and
30 the greater community.

1 CHAIRMAN PETERSON: Will there be actual classes in
2 that house?

3 MR. SLAVKOVSKY: There will not be actual classes
4 inside the house. This would only be a training simulation
5 facility. So the classes take place elsewhere on our campus.

6 CHAIRMAN PETERSON: Right. Smoke and explosions or
7 anything like that?

8 MR. SLAVKOVSKY: All of that, all of the smoke
9 training is done at our Horticulture Center.

10 CHAIRMAN PETERSON: Oh, okay.

11 MR. SLAVKOVSKY: Which is pretty isolated from
12 anybody around us. If you've ever been there, it's a long
13 driveway that goes back, oh, probably 1,000 feet setback.

14 CHAIRMAN PETERSON: Okay.

15 MR. REPERT: It's where most of us vote.

16 MR. SLAVKOVSKY: I am sorry?

17 MR. REPERT: That's where most of us vote.

18 MR. SLAVKOVSKY: Yes, you're absolutely right, yep.
19 So you vote back there. And if you're there in November, you
20 can walk around the back of the building and you'll see our
21 burn boxes and we have -- our welding program constructed a
22 steel car that they throw some lumber in and catch that on
23 fire and practice. It's all controlled, obviously, and
24 Concord fire knows about it beforehand and all that stuff, but
25 we do have a burn unit back there.

26 CHAIRMAN PETERSON: Okay.

27 MR. SLAVKOVSKY: And the only thing that we're
28 imagining for inside this house would be not real smoke but we
29 do look, as part of our big project so that they're simulating
30 going through a house that's filled with smoke, the ventilated

1 smoked. It's not real smoke, it's fog. It's a fog machine
2 that just kind of makes it cloudy in there so it simulates a
3 real situation. So we would pump that in and we would create
4 an infrastructure inside of there that we could say, we can
5 put it into that room, don't put it in that room or flood the
6 whole house if it's a full house fire.

7 CHAIRMAN PETERSON: Any simulated explosions?

8 MR. SLAVKOVSKY: No.

9 CHAIRMAN PETERSON: No, okay, nothing like that.

10 MR. REPERT: Any impact on the tower?

11 MR. SLAVKOVSKY: Impact how?

12 MR. REPERT: On the neighbor.

13 MS. GERMOVSEK: That was -- The height of this stair
14 tower, is that like --

15 MR. SLAVKOVSKY: The height of stair, the height of
16 the stair tower is a requirement by fire code for their
17 training purposes. It has to be three stories tall. It's
18 going to be a nice looking structure, I mean, it really is. I
19 mean, it's not going to be an eyesore. You know, we have some
20 plans on how to maybe even make sure that it's secured so that
21 anybody just walking by in the middle of the night doesn't
22 decide to claim up it, you know, not that there's any
23 guarantees in life. But if we put some kind of a fencing
24 around it to kind of let people know, hey, you're not supposed
25 to go up there type of a thing, that's in our plans as well.

26 As far as, you know, having to look at it, I don't,
27 I don't think it would be an eyesore. Actually, you'd
28 probably be able to see from it 44, is what we're thinking,
29 and it might be a good spot to, you know, put a little Auburn
30 sign up there, something like that. When people drive by, we

1 get a little bit more advertising for our school, too.

2 But we don't want to make it obnoxious. We don't
3 want any of this to be something that, hey, look at me. We
4 just want to make a great facility for, you know, training our
5 first responders. That's what we're looking to do.

6 MS. GERMOVSEK: So the fencing would encompass the
7 whole facility there, not just the tower?

8 MR. SLAVKOVSKY: We definitely want to put some kind
9 of fencing around the tower. As far as --

10 MS. GERMOVSEK: In addition to the fence around the
11 property?

12 MR. SLAVKOVSKY: Well, the only fence that we are
13 envisioning around the property is along the line that -- the
14 property line that we share with the neighbor.

15 MS. GERMOVSEK: With the neighbor.

16 MR. SLAVKOVSKY: Because everything else toward
17 Girdled Road is ours. So when we talk about -- You see in
18 there we talk the obstacle courses, we talk about outdoor
19 conditioning for firefighters. There's certain things that
20 they have to do in a certain amount of time. We would
21 probably figure out a way that we can set that up, take it
22 down, put it in the garage, something like that so that it's
23 not out there for people to think that they can play on.

24 MR. McINTOSH: It sounds like -- So you're
25 absolutely committed. It's sounds like you've got your grant
26 money and you're absolutely committed to that being the use
27 for the property?

28 MR. SLAVKOVSKY: Yeah, we're all in on it. I mean,
29 we've done a lot of research. We've done a lot of planning.
30 We've talked to a lot of firefighters. You know, we talked to

1 the -- Our superintendent has talked to the superintendent of
2 Mahoning County Career Center, who just was awarded a federal
3 grant for a couple million dollars to build a facility ten
4 times what we're envisioning. But, yeah, we've done a lot of
5 research. We have talked to a lot of people. It's a real,
6 it's a real ideal structure for it to happen in.

7 MR. McINTOSH: How much training -- You mentioned,
8 you know, the curriculum that you teach at Auburn, this would
9 be used sporadically throughout a year-long program. So they
10 wouldn't -- So you are going to have down time on that
11 structure. But you also mentioned that neighboring fire
12 departments, you mentioned Mentor and so forth, that you have
13 spoken with them and they are interested in utilizing it.

14 So how often in a year do you think that facility is
15 -- Are you going to be using this every day? What's the
16 traffic of it going to be?

17 MR. SLAVKOVSKY: That's a good question, one I
18 really hadn't thought too much about. So, like I said, we
19 have classes on Saturdays but it's maybe only once a month
20 that we go to the extent of this type of a training, either a
21 simulated fire, a simulated burn or a simulated rescue
22 operation. That's a very difficult question for me to ask --
23 or to answer.

24 And dependent on how many fire departments want to
25 use it for their own continuing education, because they have
26 to continually update their arsenal, I really can't answer
27 that, at least, without --

28 MR. McINTOSH: It seems like there is a pretty good
29 demand in Lake County for it. I mean, I assume some of the
30 local municipalities and so forth, and fire departments, you

1 anticipate them being able to take advantage of that and
2 that's a better thing for our community. Where I am just
3 curious how -- Forgot how often it's used. I am just saying,
4 you are seeing demand local around, so there is a good purpose
5 for this.

6 MR. SLAVKOVSKY: Absolutely, it's vital, it's vital.
7 I mean, I only mentioned a couple chiefs that I've talked to
8 but Chief Sabo --

9 MR. McINTOSH: Right.

10 MR. SLAVKOVSKY: Just ask him.

11 MR. McINTOSH: So it will get some good use is kind
12 of the direction I'm --

13 MR. SLAVKOVSKY: It will get really good use, yes,
14 and it will save local dollars in not only having them spend
15 too much of it for travel, because that's where a lot of that
16 money goes to, it will keep that money local because it will
17 be a revenue source for Auburn as well.

18 CHAIRMAN PETERSON: Jeff, if this gets approved, how
19 soon would you start and how long would it take you then to
20 get it up and running where it's ready for use?

21 MR. SLAVKOVSKY: Fully functioning, yeah, okay. So
22 that's when I get on Brian, our superintendent, and say, "Hey,
23 start knocking on doors, start picking up the phone and let
24 people know that this is moving and start having foundations
25 write those checks." We understand that we're committed to
26 it, too, so a chunk of it will come out of our general, our
27 general fund. I mean, we see the value in it, so we want to
28 invest in it as well.

29 As far as the construction on fixing up the blighted
30 property, that cannot happen until the grant period which

1 starts in January.

2 CHAIRMAN PETERSON: Okay.

3 MR. SLAVKOVSKY: So we're awarded the money, I
4 believe, in December but the grant period is from January to
5 October. And as soon as it's nice enough in the spring, we
6 have a contractor lined up who is ready to go.

7 CHAIRMAN PETERSON: Okay.

8 MR. SLAVKOVSKY: And we would think that -- I
9 believe I said that the timeline for the purposes of the
10 fixing up the house is April, May, at the latest. And then,
11 hopefully, you know, we've raised enough money to kind of
12 implement the training facility in stages.

13 CHAIRMAN PETERSON: Okay.

14 MR. SLAVKOVSKY: So over a couple years, I think we
15 should -- I mean, that's a very safe guess.

16 CHAIRMAN PETERSON: Okay. Very good. Thank you.
17 Any other questions by the Board?

18 MR. REPPERT: None here.

19 CHAIRMAN PETERSON: Okay. Thanks, Jeff.

20 MR. SLAVKOVSKY: Okay.

21 CHAIRMAN PETERSON: I don't think we have anything
22 else for you. There doesn't appear to be anybody here from
23 the general public to present any objections.

24 MR. SLAVKOVSKY: Okay.

25 CHAIRMAN PETERSON: So with that, I guess we can
26 close the public hearing and do I have a motion on this?

27 MR. REPPERT: I will make a motion that we approve
28 the rezoning as noted from Gateway Business to the R-1
29 Residential for the Application 0719-1 at Auburn Career
30 Center.

1 CHAIRMAN PETERSON: Do I have a second?

2 MR. SCHINDLER: I second.

3 CHAIRMAN PETERSON: Frank seconds.

4 Okay. Heather, could you call for a vote, assuming
5 there is no further discussion here.

6 MS. FREEMAN: No? All right. Ms. Germovsek?

7 MS. GERMOVSEK: Yes.

8 MS. FREEMAN: Mr. Peterson?

9 CHAIRMAN PETERSON: Yes.

10 MS. FREEMAN: Mr. McIntosh?

11 MR. McINTOSH: Yes.

12 MS. FREEMAN: Mr. Schindler?

13 MR. SCHINDLER: Yes.

14 MS. FREEMAN: Mr. Reppert?

15 MR. REPERT: Yes.

16 CHAIRMAN PETERSON: Okay. We recommended it be
17 approved. Thank you.

18 MR. SLAVKOVSKY: Thank you very much. Appreciate
19 the consideration and the recommendation. Next it goes to the
20 Trustees, is that --

21 CHAIRMAN PETERSON: Right.

22 MR. SLAVKOVSKY: Can you send me that date? I think
23 you did but --

24 MS. FREEMAN: I'll let you know.

25 MR. SLAVKOVSKY: Okay. Thank you, Heather.

26 CHAIRMAN PETERSON: Okay. Thank you, Jeff.

27 The second item on our agenda, and this is strictly
28 a scheduling item, but we need to schedule for our September
29 meeting a public hearing for Zoning Amendment Application
30 0719-2, by Ralph Victor Construction, Incorporated, requesting

1 a Zoning Map amendment for current Permanent Parcel Number
2 08-A-018-0-00-025-0 and 08-A-018-0-00-003-0, whose address is
3 10811 Prouty Road, and being about 25.57 acres of land, from
4 the current zoning district of R-1 Residential to R-3
5 Residential. So that public hearing will be scheduled for our
6 September meeting.

7 Item 3 on the agenda --

8 MR. McINTOSH: We need a vote.

9 MS. FREEMAN: Excuse me, Mr. Chairman.

10 MR. McINTOSH: We need a vote.

11 MS. FREEMAN: You need to make a motion to --

12 CHAIRMAN PETERSON: Oh, okay, to vote for the
13 scheduling?

14 MS. FREEMAN: Yeah.

15 CHAIRMAN PETERSON: Okay. Can I have a motion to
16 schedule that public hearing?

17 MR. McINTOSH: Mr. Chairman, I move that we schedule
18 a public hearing for Zoning Ap -- Amendment Application 0719-2
19 by Ralph Victor Construction.

20 CHAIRMAN PETERSON: Okay. Do I have a second for
21 that?

22 MS. GERMOVSEK: I will second.

23 CHAIRMAN PETERSON: Okay. It's been -- A motion has
24 been made and seconded. All in favor of scheduling the public
25 hearing for September say "aye."

26 (Five aye votes, no nay votes.)

27 CHAIRMAN PETERSON: None opposed. Okay, that will
28 be scheduled for September.

29 Item 3 then is the approval of the meeting -- and
30 this is going back to June 4th. We didn't have a quorum at

1 our July 16th meeting because Andy and I were not here at the
2 June meeting. So we need to approve the meeting minutes for
3 the June 4th meeting, first of all. Do I have a motion on
4 that?

5 MR. McINTOSH: Mr. Chairman, I move that we approve
6 the minutes of the June 4th, 2019, meeting.

7 CHAIRMAN PETERSON: Second, anybody?

8 MS. GERMOVSEK: I'll second.

9 CHAIRMAN PETERSON: Second, Sue, okay. All in favor
10 of approving those minutes say "aye." And I will abstain
11 because I was not here.

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

13 CHAIRMAN PETERSON: Then Item 4 then is the approval
14 of the minutes of the July 16th meeting, which is the meeting
15 that we had -- We were not originally going to have a July
16 meeting but we had an item come up and we had the meeting on
17 the 16th. So can I get a motion to approve the meeting
18 minutes from July 16th?

19 MR. REPPERT: Mr. Chairman, I make a motion that we
20 approve the July 16th, 2019, meeting minutes as written.

21 CHAIRMAN PETERSON: Is there a second?

22 MR. McINTOSH: Second.

23 CHAIRMAN PETERSON: Okay. A motion has been made
24 and seconded. All in favor say "aye."

25 MR. SCHINDLER: Abstain.

26 MS. GERMOVSEK: I will abstain.

27 MR. SCHINDLER: I abstain. I wasn't here.

28 CHAIRMAN PETERSON: Abstains, right, two abstains.

29 MR. REPPERT: And we have three.

30 CHAIRMAN PETERSON: We have a quorum.

1 MR. REPPERT: All right.

2 (Three aye votes, no nay votes, two abstentions.)

3 CHAIRMAN PETERSON: Okay. Item 5 then,
4 correspondence report by the Zoning Commission members, and I
5 will start on the right with Morgan.

6 MR. McINTOSH: I've had a lot of correspondence with
7 a number of residents in the township ranging on the fire
8 station, corridor development, taxes. I don't know. That's
9 all highlights that come to mind at this point.

10 CHAIRMAN PETERSON: That's what happens when you run
11 for trustee.

12 Okay. Sue, do you have anything?

13 MS. GERMOVSEK: Nothing for me, no.

14 CHAIRMAN PETERSON: I have nothing. Hiram?

15 MR. REPPERT: Nothing.

16 CHAIRMAN PETERSON: And Frank?

17 MR. SCHINDLER: I have nothing.

18 CHAIRMAN PETERSON: Okay. Thank you.

19 Audience participation, and Jeff has already
20 participated. He is the only audience.

21 MR. SLAVKOVSKY: I am done. Thank you.

22 CHAIRMAN PETERSON: So we have nothing further
23 there.

24 So our next meeting then will be scheduled for
25 September 3, 2019, at 7:00 p.m. Any other discussion for
26 tonight before we adjourn? Nothing?

27 MR. SCHINDLER: No.

28 CHAIRMAN PETERSON: Okay. We will adjourn the
29 meeting.

30 (Whereupon, the meeting was adjourned at 7:27 p.m.)

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 27th day of August 2019.

13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30

Melinda A. Melton

Melinda A. Melton
Registered Professional Reporter

Notary Public within and for the
State of Ohio

My Commission Expires:
February 4, 2023